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## 17 BRYN CASTELL, ABERGELE, LL22 8QA

**£250,000**

Nestled in the sought after residential area of Bryn Castell, Abergelge, we bring this delightful detached bungalow. Bryn Castell is known for its friendly community and picturesque surroundings, making it an excellent choice for anyone looking to enjoy the serene lifestyle that Abergelge has to offer, with easy access to local shops, schools, and beautiful coastal walks.

The property features an inner hallway, lounge, dining area, kitchen, 3 bedrooms, a bathroom and convenient storage. To the exterior of the property, there are garden areas to the front and rear, a detached garage and a driveway providing off road parking.

The property also benefits from central heating and double glazing throughout.



## Hallway

Lounge 15'6 x 11'5 (4.72m x 3.48m)

Dining Area 9'4 x 8'7 (2.84m x 2.62m )

Kitchen 13'3 x 9'6 (4.04m x 2.90m )

Bedroom 1 11'2 x 9'5 (3.40m x 2.87m)

Bedroom 2 11'3 x 8'9 (3.43m x 2.67m)

Bedroom 3 8'7 x 8'1 (2.62m x 2.46m)

## Bathroom

## Detached Garage

## Exterior

There are well maintained garden areas to the front and rear of the property, the front having lawned and brick paving areas with a tarmac driveway providing off road parking and access to the detached garage. To the rear, there are lawned and paved areas.

## Directions

From our office, continue down Russell Road, taking a left turning on to Bath Street, continue to the end of the road and take a left again onto East Parade. Continue on A548, passing through Kinmel Bay. Stay on A548 as you go through Towyn and Pensarn. Entering Abergele, continue on Market Street (A548). Turn right onto Water Street (A547). Turn left onto Llanfair Road. Turn right onto Bryn Castell. Arrive at 17 Bryn Castell, located on the left.

## Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 18th March 2025
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND D - FREEHOLD



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		