

# Rhyd Y Mor, Abergele, LL22 8FJ

## Offers in Excess of £350,000

**Grow**  
SALES + LETTINGS

- 4 Bedroom, 3 Bathroom  
Detached Family Home
- Modern House Built 2020
- Garage and Off Road Parking
- Enclosed Rear Garden
- Large Kitchen with Integrated  
Appliances
- Perfect Family Home
- Great Access to Abergele Town  
Centre
- Private and Quiet New Estate



A beautifully presented modern 4 bedroom detached home set on a quiet modern estate built in 2020.

This spacious home offers 4 double bedrooms, family bathroom, en-suite to the main bedroom and a downstairs wash room as well as a bright lounge and large kitchen/family room.

There is off road parking and a garage to the front and an enclosed private garden to the rear. Perfectly located close to Abergele Town Centre, a wealth of shops and amenities, plus Pensarn Beach and easily accessible to the A55 making commuting to North Wales, Chester, Liverpool and Manchester a breeze



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### Front

Set back from the road with a driveway offering off road parking for 2 vehicles, access to the Garage via an up and over door and a front garden laid to lawn with shrubs and flower beds. A composite door opening to the Entrance Hallway

### Entrance Hallway

Solid wood door opening to the Lounge, wall mounted radiator, plush carpeted stairs to the first floor

### Lounge 15' 9" x 11' 3" (4.80m x 3.43m)

PVC double glazed window to the front aspect, wall mounted radiator, wood door opening to the Kitchen/Family Room

### Kitchen / Family Room 24' 3" x 11' 4" (7.39m x 3.45m)

A range of modern fitted wall, drawer and base units, worktop with inset 1.5 bowl sink unit with mixer tap, inset 5 ring gas hob with canopy extractor hood over, built in eye level double oven, integrated fridge and freezer, dishwasher and washer/dryer. Tiled floor, PVC double glazed window to the rear garden, PVC double glazed french doors opening to the rear garden with PVC double glazed windows either side, wall mounted radiator Solid door to Wash Room



### Wash Room

A modern suite comprising a close coupled WC and pedestal wash hand basin, obscured PVC double glazed window to the side

### First Floor Landing

Newly laid plush carpets throughout the landing and bedrooms, wood doors to the Bedrooms, Bathroom and storage cupboard, access to the roof space, wall mounted radiator

### Bedroom One 14' 5" x 11' 3" (4.39m x 3.43m)

PVC double glazed window to front aspect, built in 3 door mirrored wardrobe, wall mounted radiator, wood door to En-Suite



### En-suite

A modern suite comprising large shower cubical with power shower, close coupled WC and wash hand basin, art tiled walls, tiled floor, obscure PVC double glazed window to the front, wall mounted towel radiator

### Bedroom Two 14' 8" x 9' 3" (4.47m x 2.82m)

PVC double glazed window to the front aspect, wall mounted radiator

### Bedroom Three 12' 10" x 8' 8" (3.91m x 2.64m)

PVC double glazed window to the rear aspect, wall mounted radiator

### Bedroom Four 12' 8" x 8' 5" (3.86m x 2.56m)

PVC double glazed window to the rear aspect, wall mounted radiator

### Family Bathroom 9' 2" x 6' 7" (2.79m x 2.01m)

A modern suite comprising a panelled bath with shower plumbed in over, close coupled WC and wash hand basin, tiled floor and part tiled walls, wall mounted towel radiator, obscured PVC double glazed window to the rear

### Rear Garden

An enclosed and private garden laid mostly to lawn with a paved patio area and timber fencing surround, flower beds and access to the front via a timber gat

### Garage

Accessed via an up and over door with power points and lighs

### Other Information

The property is for sale FREEHOLD but there is a communal service charge for the maintenance of the estate grounds and play areas. this is currently £\*\* per annum

# FLOORPLAN

