



**8 Bryntirion Terrace, Abergele, Conwy,  
LL22 7BG**

**£153,000**

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**EPC - D59**

**Council Tax Band - B**

**Tenure - Freehold**

# Bryntirion Terrace, Abergele

## 2 Bedrooms - House - Terraced

Mid terraced stone fronted cottage being within walking distance into Abergele Town. The accommodation briefly affords the entrance porch, lounge, dining room with stairs to the upper floor and open plan access to the kitchen & ground floor bathroom. On the upper floor there is two bedrooms and stairs that give access to a handy loft room. Externally there is a front garden plus rear garden with summer house. The EPC is D 59. Freehold. Council tax band B.



### Accommodation

Timber door gives access into the porch.

### Entrance Porch

With glazed windows and timber door leading into the lounge

### Lounge

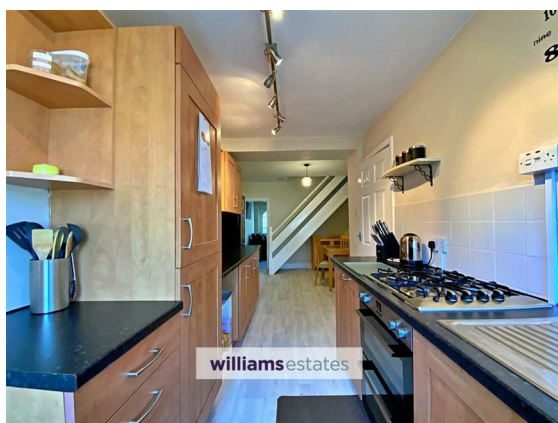
13'2" x 10'1" (4.01 x 3.07)

Having a feature fireplace with tiled hearth and electric fire, radiator, T.v connection, double glazed front window and door providing access into the kitchen diner.

### Kitchen Diner

22'4" max x 12'2" max (6.81 max x 3.71 max)

The kitchen is fitted with wall, base and drawer units, worktop surfaces, tiled splash-backs, bowl and a half single drainer sink with mixer tap, integral dishwasher, space for a fridge freezer, built in double oven, gas hob, double glazed rear window and door. To the dining area there is a radiator, vinyl flooring, modern gas fire set into the chimney breast, alcove-built in storage cupboards & useful shelving. Stairs lead to the upper floor.



### Inner hall / Utility

With vinyl flooring, door to the ground floor bathroom, bi-fold door to the hidden space for a washing machine, wall mounted boiler.

### Ground Floor Bathroom

7'9" x 4'11" (2.36 x 1.50 (2.37 x 1.49))

Comprising of a pedestal wash hand basin, toilet, bath with shower over, modern grey wall tiles, fitted mirror, heated towel rail, vinyl flooring and double glazed rear window.



### First floor landing

with open tread stairs to the upper loft room.

### Bedroom 1

13'2" x 10'2" (4.01 x 3.10)

This bright room has a radiator, built in wardrobes and double glazed front window with views.

## Bedroom 2

9'7" x 9'7" (2.92 x 2.92)

Having a radiator, modern mirrored wardrobes and a double glazed rear window.

## Loft Room

13'2" x 9'11" (4.01 x 3.02)

Having a velux window, eaves storage, modern wall mounted electric heater, power & lighting.

## Outside

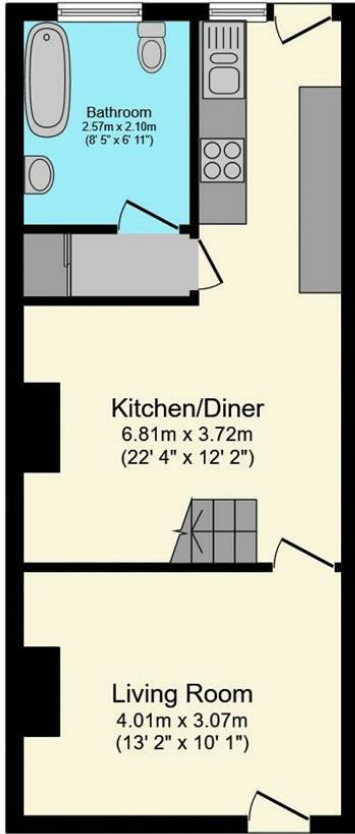
The front is split level with the top half being paved to enjoy the afternoon sun, the lower levels are gravelled for low maintenance.

The rear offers a lawned garden with handy summer house.

## Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Follow the signs into Abergele and continue into the town. At the lights turn left onto Chapel Street, then left onto High Street. The entrance can be found in between the garages and a house on your right hand side.

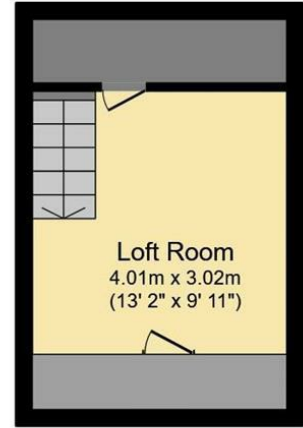




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 82.1 m<sup>2</sup> (883 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.