

Groes Lwyd, Abergele, LL22 7TA

Grow
SALES + LETTINGS

Price: £155,000

- Mid Terrace House
- 2 Bedrooms
- Attic Hobby Room
- Larger than average Kitchen/Diner
- Bright Lounge
- Front and Rear Gardens
- Walking distance to Abergele Town Centre
- Quiet Lane Location



A spacious 2 bedroom mid terrace house set in a quiet lane within walking distance of Abergele Town Centre and close to Pensarn Beach.

Two spacious bedrooms, Lounge and larger than average Kitchen/Diner with an attic hobby room and front and rear gardens.

A perfect first home or buy to let investment



Grow Property North Wales

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Front

Set back from the road and accessed via an iron gate with dry stone wall surrounds opening to a front court yard with established shrubs. Composite door opening to a porch

Porch

Obscure double glazed window to the front, door to hallway

Hallway

Doors to lounge, kitchen/diner, storage cupboards and stairs to the first floor, ornate ceiling feature

Lounge 13' 9" x 11' 11" (4.19m x 3.63m)

Double glazed bay window to the front aspect, wall mounted gas fire with mantle, back piece and hearth, wall mounted radiator

Kitchen/Diner 17' 11" x 15' 6" (5.46m x 4.72m)

A range of fitted wall, drawer and base units, sink unit with mixer tap, space for washing machine, space for fridge freezer, inset hob with oven built in under and canopy extractor hood over.

Tiled floor, tiled splashbacks, double glazed window to rear, stable door opening to the rear garden, enclosed wall mounted combination boiler, wall mounted radiator.

Breakfast bar area with marble worktop and ornate timber legs



First Floor Landing

Doors to bedrooms and bathroom, stairs to second floor

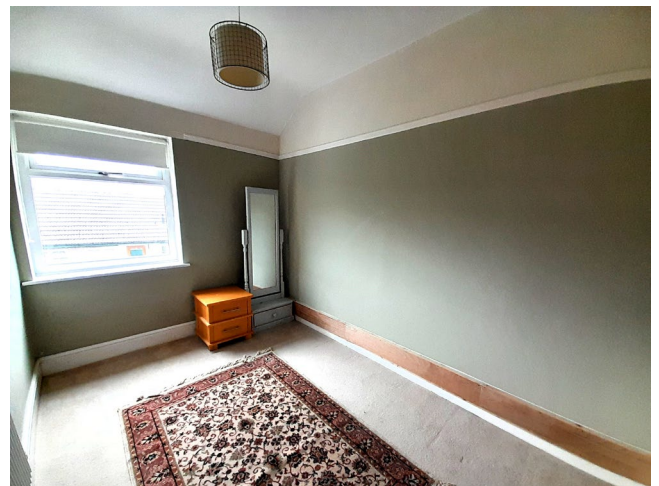
Bedroom One 15' 2" x 12' 0" (4.62m x 3.65m)

Double glazed window to front aspect, wall mounted radiator



Bedroom Two 12' 6" x 7' 3" (3.81m x 2.21m)

Double glazed window to rear aspect, wall mounted radiator



Family Bathroom 12' 6" x 7' 11" (3.81m x 2.41m)

A large room with a piece suite comprising a shower cubical with shower, panelled bath, close coupled WC and pedestal wash hand basin. tiled splashbacks, obscured window to the rear



Attic / Hobby Room 14' 8" x 10' 8" (4.47m x 3.25m)

Velux windows, alcove storage, wall mounted radiator



Rear Garden

A low maintenance garden laid to paving with timber fencing surround, timber storage, timber gate opening to rear pathway

FLOORPLANS