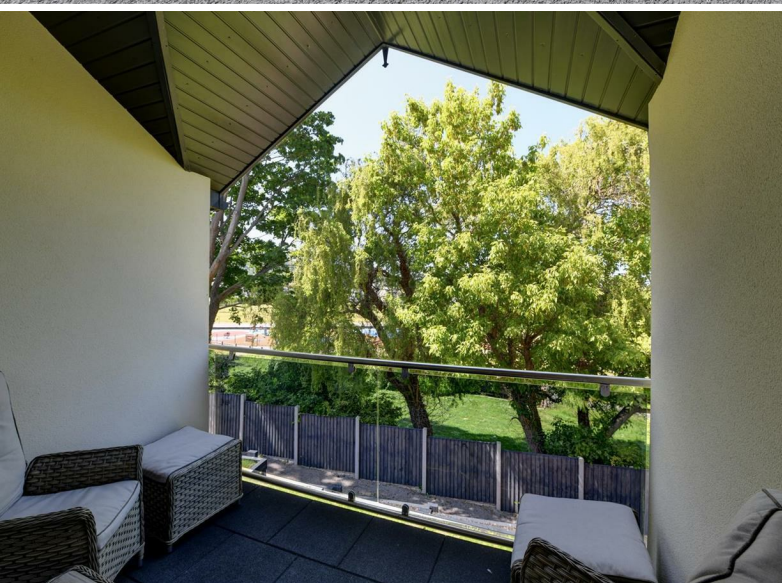
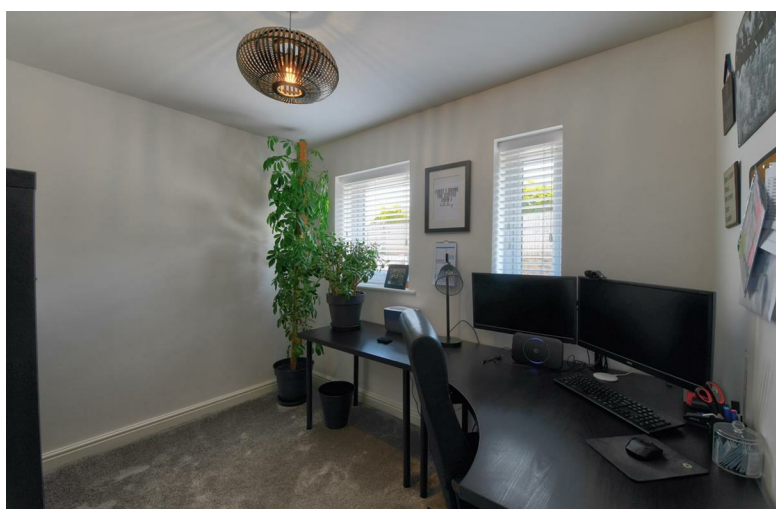
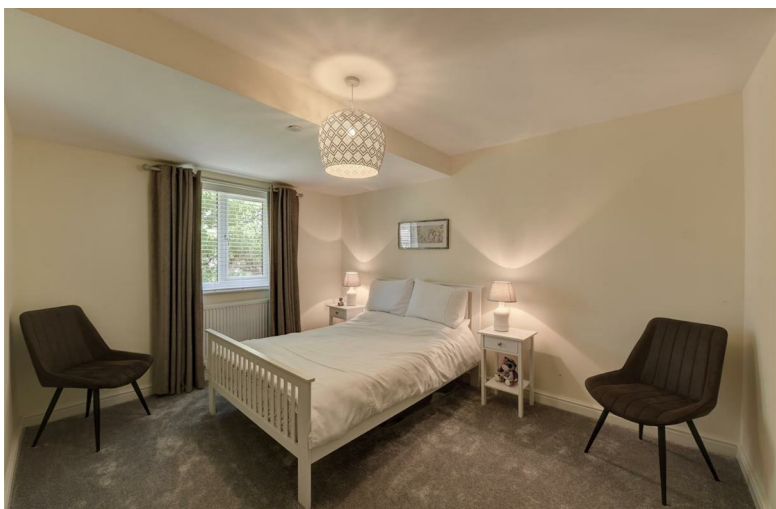


SIMPLY ESTATES



Brynhyffryd Grove, Abergele, W22

£425,000



Introducing an exquisite, contemporary, reverse living detached house set over two stories that will truly impress.

This stunning property boasts high-specification finishes throughout, offering four bedrooms to suit your needs. Nestled on an exclusive, private lane, it enjoys a prime location just moments away from Abergele Town Centre!

Step inside and be captivated by the sleek and modern design, with attention to detail evident in every corner. The spacious layout provides a comfortable and flexible living space, ensuring a perfect blend of style and functionality.

Immerse yourself in the luxurious ambiance of this remarkable home, featuring top-of-the-line fixtures and fittings. From the state-of-the-art kitchen to the elegantly designed bathrooms, every aspect of this property exudes sophistication and quality.

Don't miss out on the opportunity to own this exceptional property.

The accommodation begins with an inviting entrance hall leading to a modern, open-plan kitchen and dining space which features floor-to-ceiling glazed doors that open onto a covered balcony. Additionally, the property boasts a generously sized lounge with double doors and feature fireplace. Completing the ground floor are a study/fourth bedroom, WC and a convenient utility.

Descending to the lower floor, you'll discover a generously proportioned main bedroom complete with en suite shower room and fitted wardrobes. Two additional double bedrooms and a fully tiled, modern family bathroom provide ample space for family or guests.

The property offers various benefits, including gas central heating, anthracite grey double glazing, a double garage, block paved off-street parking, and an enclosed, lawned garden that ensures privacy and is perfect for outdoor entertaining.

Notably, this property stands out for its exceptional condition and specification. Constructed by the highly respected Landon Developments, renowned for their contemporary designs, quality materials, and master craftsmanship, this home exudes style and spaciousness, setting it apart from others in the area.

Entrance Hall

Inviting and modern, serving as the gateway to the ground floor rooms while also providing access to the stairs leading to the lower floor.

Study/Bedroom Four

9'4" x 7'3" (2.85 x 2.23)

The current configuration of this space as a study offers flexibility, but it could easily be converted into a fourth bedroom.

WC

Conveniently located WC adjacent to the living and entertaining space.

Kitchen/Diner

21'4" x 18'8" (6.51 x 5.71)

The contemporary kitchen is adorned with high-specification finishes, including quartz worktops and integrated appliances as well as a spacious dining area, ideal for socialising and entertaining guests. With floor-to-ceiling glazed doors that lead to a covered balcony.

Utility

9'7" x 5'1" (2.93 x 1.56)

The utility room offers a practical space, separate from the entertaining areas. It features a sink and ample storage options with two undercounter spaces for a washing machine and tumble dryer.

Living Room

12'5" x 18'10" (3.79 x 5.75)

Generously sized lounge with the added flexibility of double doors, you have the option to create a cosy living space by closing off the area, or open up the doors to seamlessly extend the entertaining area for larger gatherings.

Garage

15'8" x 15'5" (4.78 x 4.71)

Conveniently accessible from the entrance hallway, the property offers a double garage with an up-and-over roller door. In addition, a side door provides direct access to the garden, ensuring ease of movement and versatility for various activities.

Main Bedroom

12'3" x 16'9" (3.74 x 5.11)

Spacious main bedroom featuring a built-in wardrobe, providing ample storage space and convenient en suite shower room.

Second Bedroom

11'1" x 12'0" (3.38 x 3.66)

Generously sized double bedroom with plenty of space to accommodate wardrobes and storage solutions.

Third Bedroom

9'7" x 12'5" (2.94 x 3.80)

Double bedroom with ample storage space.

Family Bathroom

7'3" x 6'3" (2.21 x 1.92)

Tiled bathroom with shower over the bath and enclosed basin/wc unit.

Disclaimer

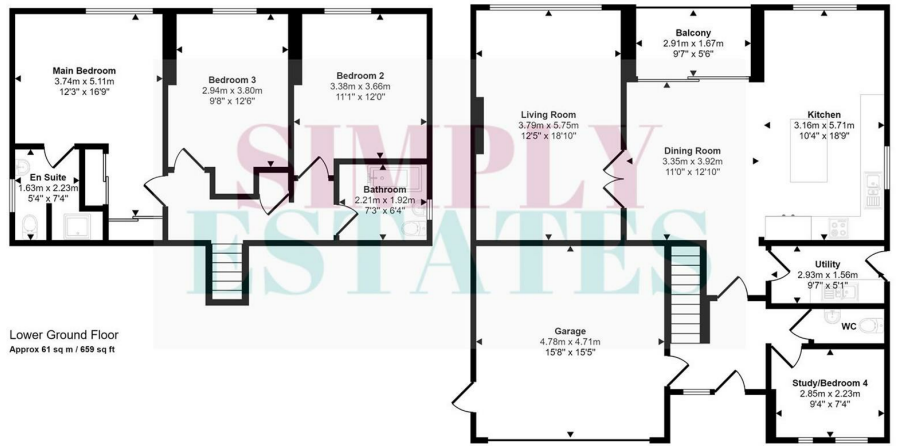
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Floor Area:
Plot Size:
Tenure:
Council:
Band:

1668.00 sq ft
 0.14 acre(s)
 Freehold
 Conwy
 F

Approx Gross Internal Area
 164 sq m / 1769 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

From our Rhuddlan office head towards Abergele via the A547. At the roundabout for Abergele head straight over and continue on Rhuddlan Road. Take the third left for St George Road, and first right onto Brynhyfryd Grove. The property is found on a private road at the end of the main street.

