





20 Bryn Twr, Abergele, LL22 8DD

£350,000

4 1 1





This detached dormer bungalow in Abergele offers modern living with a spacious layout, including a large lounge, open-plan kitchen/dining, and flexible bedrooms. With off-road parking, a fully enclosed garden, and easy access to local amenities and transport, it's an ideal family home.

#### Room Measurements

Lounge: 5.19m x 3.95m

Kitchen/diner: 5.15m x 3.26m

Utility: 2.89m x 2.05m

Bedroom One: 3.56m x 4.15m

Bedroom Two: 3.53m x 4.23m

Bedroom Three: 2.89m x 5.16m

Bedroom Four: 3.21m x 3.60m

Bathroom: 2.05m x 2.26m

EPC: D

Council Tax Band: E

Parking: Double driveway providing ample parking.

Gardens: Rear Paved area leads to a lawned area

Tenure: Freehold

Boiler Info: Located in the utility room. 5+ Years old.

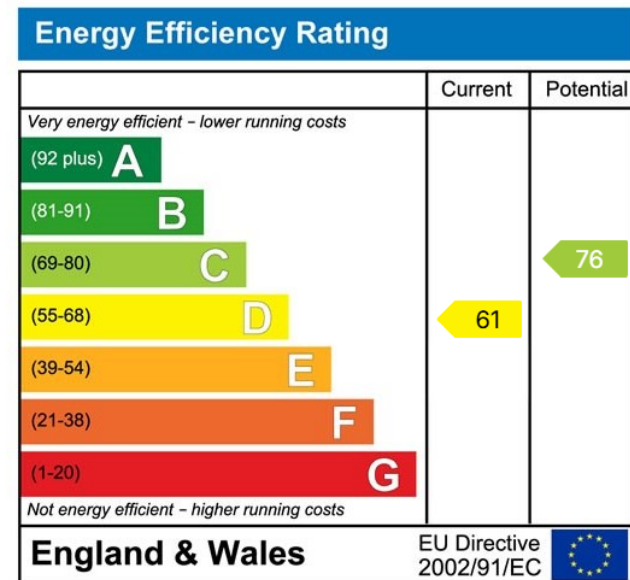
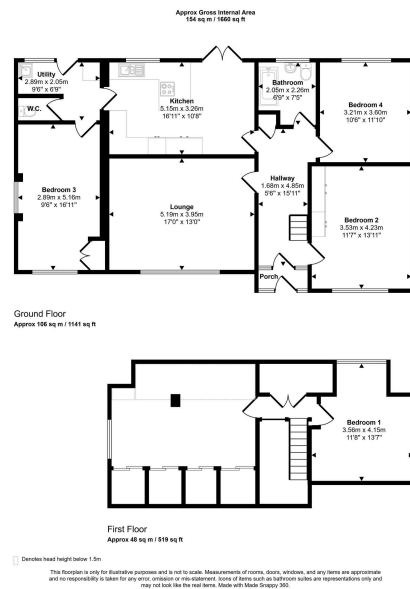
Services: Mains Gas, Electric and Drainage

Planning Information: Planning Permission was granted in 2020 for the Garage Conversion and all Paperwork is in place.





- Private and a spacious layout in a desirable location
- Features a large lounge and open-plan kitchen and dining area, perfect for family gatherings
- Set on a large plot with ample off-road parking
- Convenient Utility Room with Downstairs Loo
- A further double bedroom located on the first floor
- Potential to include an additional bedroom in the former garage
- Good-sized rear garden



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