

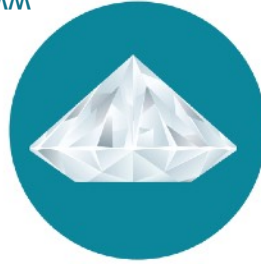
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole  
DIAMOND COLLECTION



30 Sunningdale  
Abergele  
LL22 7UB





# Beautifully Presented & Extended Three Bedroom Detached Bungalow Situated On A Large Plot Backing Onto Open Woodland

## Description

Beautifully presented and extended three-bedroom detached bungalow situated on a large plot backing onto open woodland. The property has been lovingly refurbished throughout by the current owners and has been extended to the side creating a large open plan Kitchen/Orangery and also to the rear extending two of the bedrooms creating a beautiful master bedroom with ensuite. The property benefits from new UPVC double glazing and gas CH and viewing is highly recommended to appreciate the presentation throughout, large open plan kitchen/Orangery with private and extensive landscaped gardens.

The accommodation briefly comprises, hallway, spacious lounge with feature log burner, large open plan kitchen with a good quality fitted kitchen with integrated appliances and LVT wood effect flooring, which leads through into a spacious orangery with feature roof lantern and bifold doors onto the rear garden, separate utility room with a sliding door and a further area which could be used as an office/playroom, open plan master bedroom with French doors onto the rear garden with access to a walk in wardrobe and a beautifully presented ensuite shower room with modern metro tiles and high quality sanitary wear, a second large double bedroom which has been extended with a roof light, a further third double bedroom which is currently being used as an office, a modern contemporary family bathroom with separate shower and bath and a store cupboard.

Outside to the front there is off road parking for two cars and the front lawn is laid to artificial turf for low maintenance. To the side of the property is laid to concrete which could also offer secure off road parking for a campervan or caravan if required. The large private and sunny rear garden backs onto open woodland which has a seating area with electric points leading off the Orangery, laid to lawn with a variety of mature shrubs and trees and benefits from an ornamental pond, vegetable patch and access to potting area with a UPVC shed which is included in the sale with electric.

- ✓ BEAUTIFULLY PRESENTED & EXTENDED THREE BEDROOM DETACHED BUNGALOW
- ✓ LARGE OPEN PLAN KITCHEN/DINER WITH BIFOLD DOORS AND FEATURE ROOF LANTERNS
- ✓ SPACIOUS MASTER BEDROOM WITH WALKIN WARDROBE AND ENSUITE
- ✓ SITUATED ON A LARGE PLOT WITH EXTENSIVE LANDSCAPED GARDENS
- ✓ OFF ROAD PARKING WITH POTENTIAL FOR SECURE MOTORHOME/CARAVAN STORAGE



3 Bedroom  
Detached  
Bungalow

30 Sunningdale  
Abergele  
LL22 7UB

£395,000

Reference Number: RP3570  
2/05/24

Fletcher & Poole,  
1A Penrhyn Avenue,  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

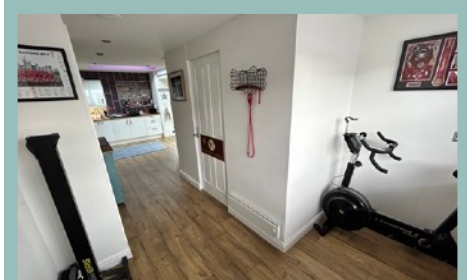
## Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment. Contact:

tel: 01492 549178  
email: [rhosonseal@fletcherpoole.com](mailto:rhosonseal@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)







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#### Hallway

2.44m x 1.65m (8'0" x 5'5")

#### Lounge

4.83m x 4.39m (15'10" x 14'5") Maximum

#### Bathroom

3.45m x 1.74m (11'4" x 5'9")

#### Airing Cupboard

0.77m x 0.59m (2'7" x 2'0")

#### Master Bedroom

3.84m x 3.19m (12'7" x 10'6")

#### Walk In Wardrobe

2.64m x 1.11m (8'8" x 3'8")

#### Ensuite

2.83m x 1.38m (9'4" x 4'6")

#### Bedroom Two

5.97m x 2.58m (19'7" x 8'6")

#### Bedroom Three

3.45m x 2.61m (11'4" x 8'7")

#### Orangery

6.29m x 3.06m (20'7 1/2" x 10'1")

#### Kitchen

5.86m x 4.49m (19'3" x 14'9") Maximum

#### Utility

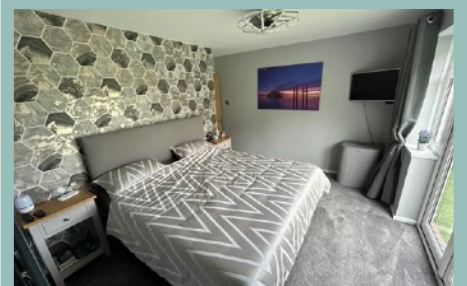
2.35m x 1.02m (7'9" x 3'4")

#### Cupboard

1.00m x 0.27m (3'3" x 11")

#### Office/Gym

3.78m x 2.88m (12'5" x 9'6") Maximum





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### Location

The property is located in the town of Abergele with its local shops, schools, leisure centre, parks and amenities all nearby. There is easy access to the A55 dual carriageway for Chester and the motorways beyond.

### Directions

From the Rhos On Sea office turn right towards the promenade, turn right onto the promenade, turn right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight across at the roundabout and join the A55 in the direction of Chester, leave the A55 at the junction signposted Llanddulas, proceed down the slip road to the mini roundabout, turn right and follow the road in the direction of Abergele, continue along Llanddulas Road, continue straight across at the roundabout, roundabout, take the next left turn onto Sea Road, take the fourth left onto Heol Awel and third left onto Sunningdale.

Council Tax Band: "D" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band TBC

