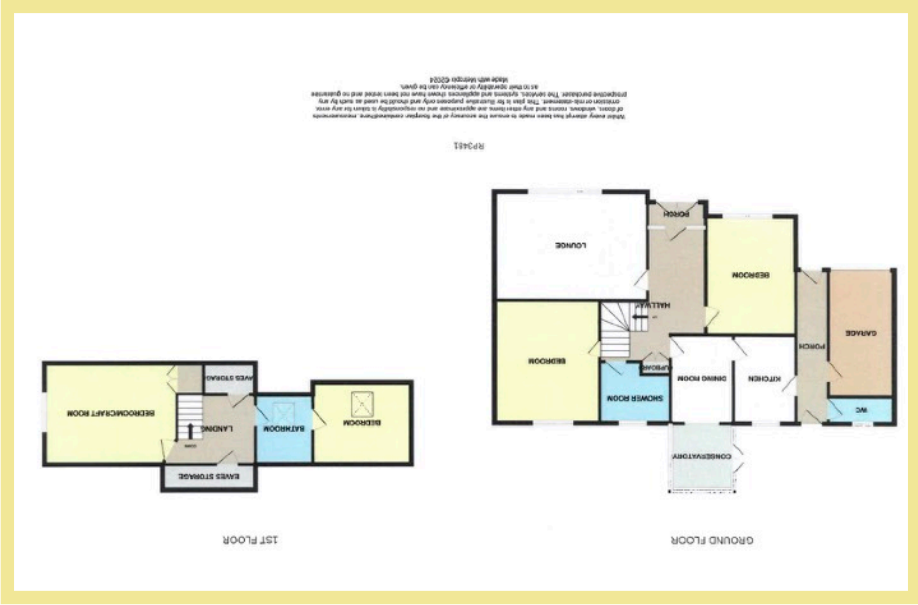


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



17 Compton Way
Abergele
LL22 7BL

Well Presented Four Bedroom Detached Dormer Bungalow With A Private Rear Garden & Situated Close To The Local Amenities Of Abergele

Description

A well-presented and spacious 4 bedroom detached dormer bungalow situated on a good-sized plot with a private rear garden and within walking distance of the local amenities of Abergele town centre. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the spacious layout, low maintenance landscaped gardens with mature shrubs and location. The accommodation on the ground floor briefly comprises porch, spacious hallway with a desk which is also currently being used as an office, Spacious lounge with views over the mature gardens and towards Tan Y Gopa, dining room which leads into a conservatory with access to the rear garden, good sized kitchen, rear porch which leads into a integral garage with plumbing for a washing machine, two large double bedrooms with fitted wardrobes and shower room. Upstairs there is landing with access to eaves storage, a further bathroom with a large corner bath, which leads through into a spacious double bedroom with Velux window and further eaves storage, and another spacious double bedroom with built in wardrobes.

Outside to the front is off road parking for two cars with access to a garage. The front garden is walled with a low maintenance artificial lawn with borders containing mature shrubs and trees. The rear garden has fenced borders with a patio area of the conservatory, laid to artificial lawn surrounded by mature shrubs, with access to summerhouse and shed.

- ✓ SPACIOUS 4 BEDROOM DETACHED DORMER BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES
- ✓ HILLSIDE VIEWS TOWARDS TAN Y GOPA
- ✓ BEAUTIFUL LOW MAINTENANCE LANDSCAPED GARDENS
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

Porch

1.99m x 1.05m (6'7" x 3'5")

Hallway

4.47m x 3.29m (14'8" x 10'10") Maximum

Lounge

5.50m x 3.42m (18'0" x 11'3")



Dining Room

3.53m x 2.85m (11'7" x 9'4")

Conservatory

3.42m x 2.67m (11'3" x 8'9")

Bedroom One

4.56m x 3.79m (15'0" x 12'5")

Bedroom Two

3.94m x 3.78m (12'11" x 12'5")

Bathroom

2.30m x 2.13m (7'7" x 7'0")

Kitchen

3.51m x 2.54m (11'6" x 8'4")

Bedroom Three

3.55m x 3.24m (11'8" x 10'8")

Bedroom Four

3.81m x 3.75m (12'6" x 12'4")

Bathroom

2.58m x 2.24m (8'6" x 7'4")

Rear Porch

5.77m x 0.89m (18'11" x 2'11")

W.C.

1.63m x 0.83m (5'4" x 2'9")

Garage

4.99m x 2.70m (16'5" x 8'11")

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, take the second exit at the first roundabout, continue into Abergele, turn right at the traffic lights by the George & Dragon pub onto Llanfair Road, where Compton way can be found on the left.

Council Tax Band: "E"

Energy Performance Rating Band "D"

4 Bedroom
Detached
Dormer Bungalow

17 Compton Way
Abergele
LL22 7BL

£314,950

Reference Number:RP3481
23/09/24

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:
rhosonse@fletcherpoole.com
web: www.fletcherpoole.com

