

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.

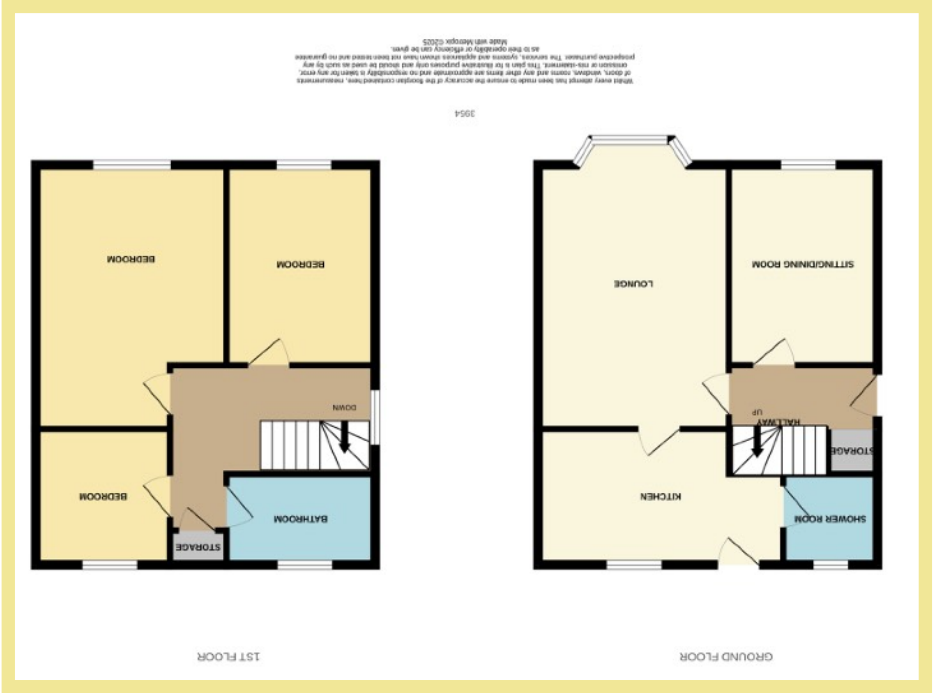
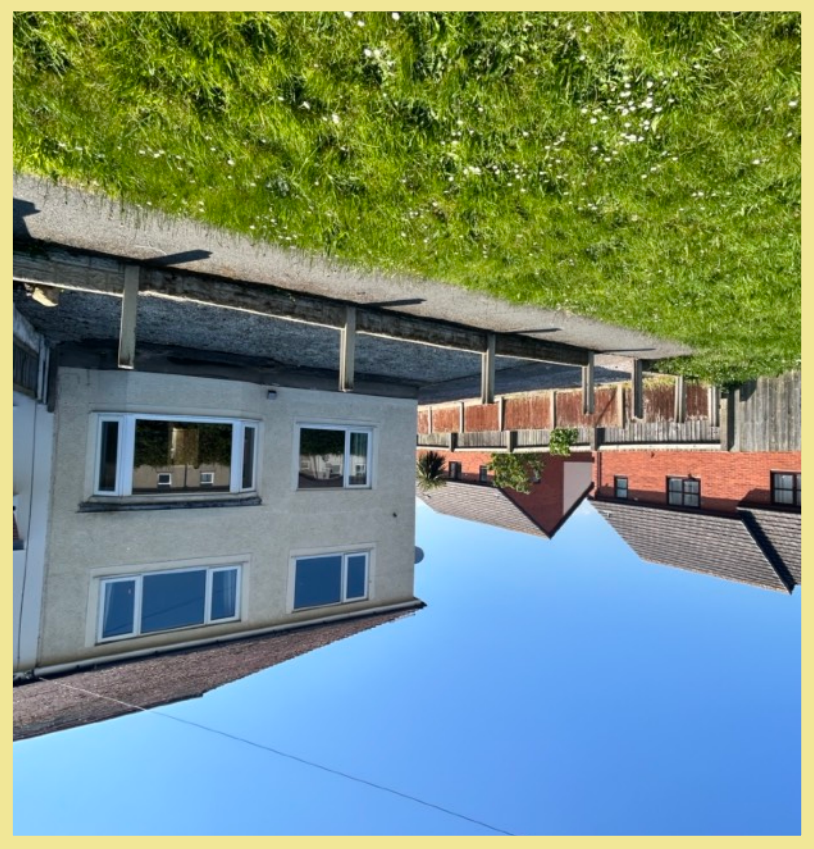
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



92 Maes Y Dre
Abergele
LL22 7HHP

Three Bedroom End Terrace House Situated Close To Local Amenities

Description

This three bedroom end terrace house is situated within walking distance to the local shops, schools and amenities of Abergele. Property is ideal opportunity for first time buyer or investors. The property benefits from gas central heating and UPVC double glazing and viewing is highly recommended to appreciate wealth of potential throughout and location. The accommodation in brief comprises of hallway with under stairs storage, sitting/dining room which also can be used as additional bedroom, living room with bay window, access into the kitchen and shower room. To the first floor there are two double bedrooms, single bedroom and family bathroom. The rear garden is laid and benefits from detached sunroom and good size shed/workshop. Outside to the front is laid to stones for easy maintenance with additional piece of land.

- ✓ THREE BEDROOM END TERRACE HOUSE
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- ✓ NO CHAIN

Living Room

14'11" x 10'10" (4.54m x 3.30m)



Kitchen

14'3" x 8'2" (4.34m x 2.48m)



Shower Room

5'7" x 4'4" (1.69m x 1.31m)

Sitting/Dining Room

11'10" x 8'11" (3.60m x 2.71m)



Bedroom One

14'11" x 10'11" (4.55m x 3.31m)

Bedroom Two

11'10" x 8'11" (3.61m x 2.71m)

Bedroom Three

8'2" x 8'3" (2.48m x 2.50m)

Bathroom

9'0" x 4'3" (2.74m x 1.30m)

Sun Room

13'3" x 7'10" (4.04m x 2.38m)

Workshop

19'8" x 9'7" (6.00m x 2.92m)

Location

Situated in the town of Abergele. The larger resort town of Rhyl with its local shops and amenities is approximately 5-mile distance. The A55 dual carriageway is close by for easy access to 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 Abergele near McDonalds, proceed around the roundabout towards the town centre where the property can be found on the left hand side.

Council Tax Band: "C" (provided on www.voa.gov.uk)

Energy Performance Rating Band D

3 Bedroom
End Terrace
House

92 Maes Y Dre
Abergele
LL22 7HP

£169,950

NO CHAIN

Reference Number:RP3954
2/05/25

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

