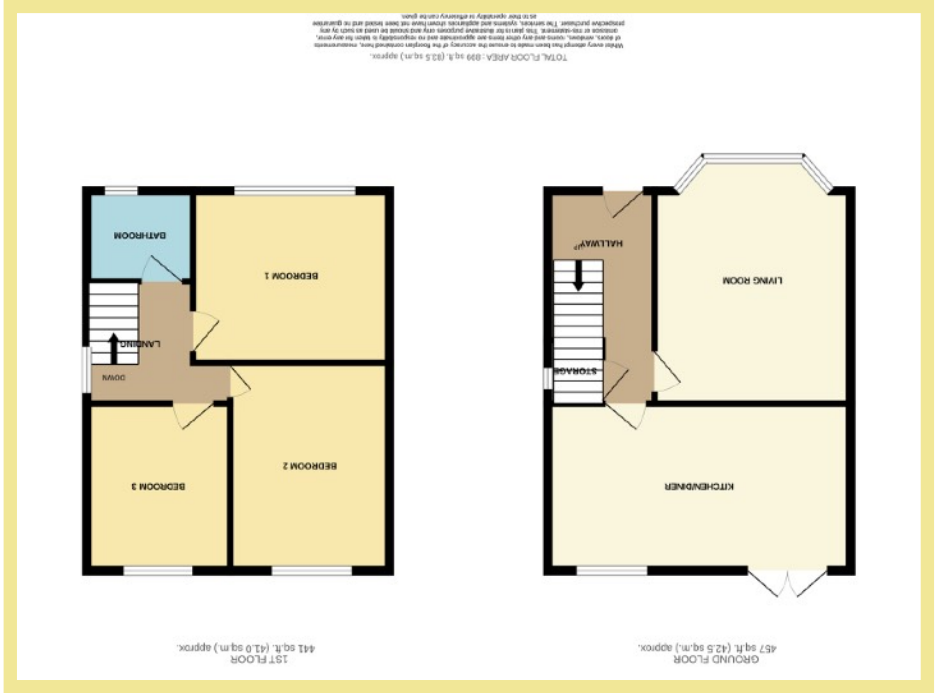


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

F&P



33 Clwyd Avenue
Abergele
LL22 7NF

Three Bedroom Semi Detached House Situated Close To Local Amenities

Description

This three bedroom semi detached house is situated in a convenient location close to the local shops, schools, park & beach. The property benefits from UPVC double glazing, gas central heating and a new kitchen. The accommodation briefly comprises of hallway with understairs storage, living room with bay window, new modern kitchen/diner with integrated appliances and French doors out into the garden. To the first floor there are three bedrooms and a family bathroom. To the rear of the property there is an enclosed garden mainly laid to lawn with paved patio seating area and good-sized shed, the front is laid to stones for easy maintenance. Viewing is essential to appreciate this traditional family home & convenient location.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ NO CHAIN

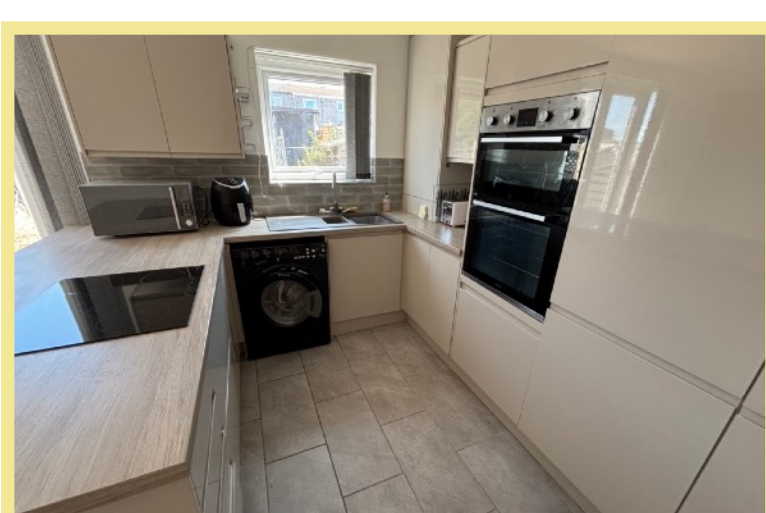
Living Room

13'2" x 12'5" (4.01m x 3.77m)



Kitchen/Diner

18'9" x 10'5" (5.72m x 3.16m)



Bedroom One

12'3" x 10'8" (3.73m x 3.24m)



Bedroom Two

9'0" x 8'2" (2.73m x 2.48m)

Bedroom Three

11'5" x 9'6" (3.48m x 2.90m)

Bathroom

6'1" x 5'8" (1.85m x 1.72m)



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/Rhyl. At the roundabout, take the 4th exit onto Dundonald Ave, Clwyd Avenue can be found on the left.

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

Energy Performance Rating Band D

3 Bedroom
Semi Detached
House

33 Clwyd Avenue
Abergele
LL22 7NF

£179,950

NO CHAIN

Reference Number:RP4025
3/07/25

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

