

19 Hendre Wen, Abergele, Conwy, LL22 9BX

£285,000

3 2 1

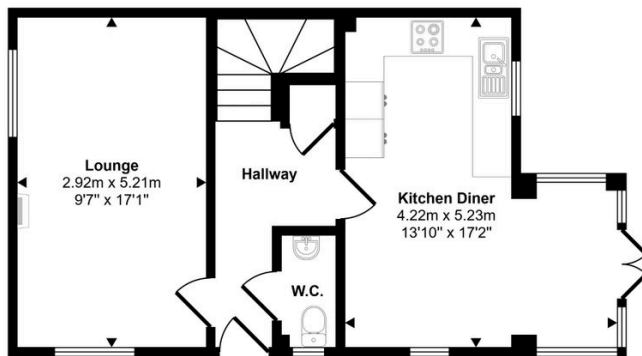


Situated on a corner plot within the sought after 'Parc Hendre' development, this well presented three bedroom family home offers modern living and a convenient location. Within walking distance of the high street, leisure facilities, eateries, schools for all ages and regular bus routes. The property also enjoys easy access to the A55 expressway, ideal for commuting or exploring the stunning North Wales coastline and beyond. Still covered by its NHBC warranty, the property comprises of a dual aspect lounge, spacious kitchen with dining space, three bedrooms one with ensuite, family bathroom and downstairs cloakroom. The property also benefits from countryside views, central heating and double glazing throughout, off road parking and planning permission that has been granted for a garage. Viewing highly recommended.

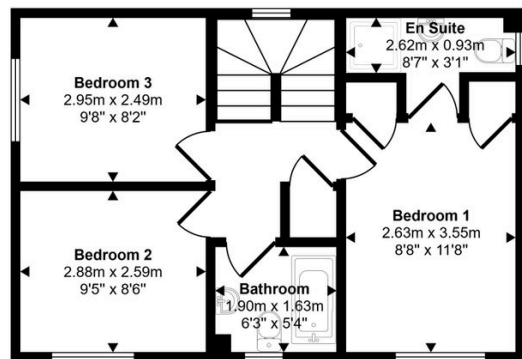
Key Features

- Detached Family Home
- Still covered by its NHBC warranty
- Three bedrooms, including a principal bedroom with ensuite
- Conveniently located within walking distance of the high street
- Kitchen/Diner that leads out onto the garden
- Family bathroom plus downstairs cloakroom
- Off road parking
- EPC - B
- Freehold
- Council Tax - D

Approx Gross Internal Area
85 sq m / 915 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft



First Floor
Approx 41 sq m / 436 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate agents having carried out a walk through inspection. These sales particulars are prepared under the consumer regulations 2008 and are governed by the business from misleading marketing regulations 2008.