

22 Troon Way, Abergele, Conwy, LL22 7TY

£299,950

3 1 1



Having been fully refurbished over the last twelve months, this detached bungalow on Troon Way is 'ready to move into.' Occupying a desirable and level plot, the property now benefits from a new roof and an internal transformation with quality fixtures and fittings throughout including oak doors and laminate flooring. The open plan layout is ideal for modern family life with a spacious lounge leading into the kitchen diner, a recent bathroom and three double bedrooms. Externally, the gardens are easy to maintain, there are uPVC soffits, fascias and guttering and a single garage sits to the rear. The property is conveniently placed for Abergele town centre, the local surgery, golf club and woodland walks.

PETER LARGE

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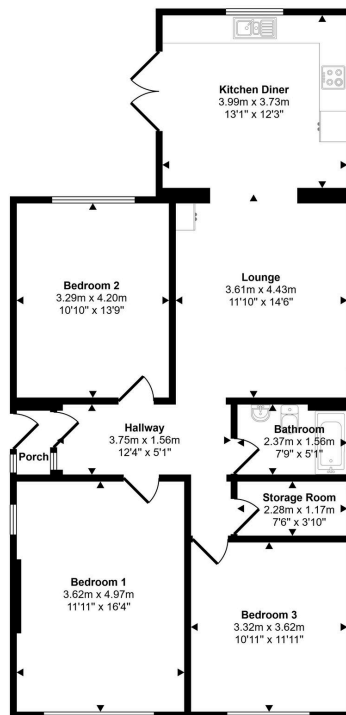
**CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008**

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## Key Features

- Detached bungalow
- Fully renovated to a high standard
- Extended kitchen diner
- Three bedrooms
- Detached single garage
- Private rear garden
- Close to amenities
- EPC rating - D
- Council tax band - D
- Freehold

Approx Gross Internal Area  
94 sq m / 1017 sq ft



Floorplan

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.

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