



**9 Lon Deg, Abergele, LL22 8PZ**

**Offers Over £260,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 2**

Set within a highly sought-after cul-de-sac in the thriving market town of Abergele, this beautifully presented detached bungalow delivers exceptional kerb appeal alongside light-filled, versatile living spaces, perfect for those seeking a peaceful yet well-connected North Wales lifestyle.

From the moment you arrive, the home exudes a sense of calm and tranquillity. Lovingly maintained and thoughtfully updated, the property benefits from a recently fitted contemporary kitchen and stylish modern bathroom.

Inside, the accommodation is bright, airy, and generously proportioned throughout. The welcoming entrance leads to a spacious lounge, bathed in natural light, an ideal setting for relaxation. The dining room provides an elegant space for entertaining, while also offering flexibility to be utilised as a third bedroom if required. A charming conservatory extends the living space further, creating a seamless connection to the garden and a perfect spot to unwind while enjoying garden views all year round.

The property is currently arranged as two double bedrooms, both offering comfortable and restful retreats. The overall layout is highly adaptable, appealing to downsizers, families, or those seeking single-level living with space to grow.

Externally, the south-facing rear garden is a standout feature, beautifully landscaped for low maintenance with artificial lawn and a block-paved raised patio area. Designed with lifestyle in mind, it provides the perfect setting for alfresco dining, summer entertaining, or simply enjoying peaceful afternoons in the sun.

Located in the heart of Abergele, this desirable home benefits from excellent local amenities including boutique shops, supermarkets, traditional butchers, and well-regarded schools. With superb transport links via the A55, you're perfectly positioned to explore the stunning North Wales coastline, nearby countryside, and beyond.

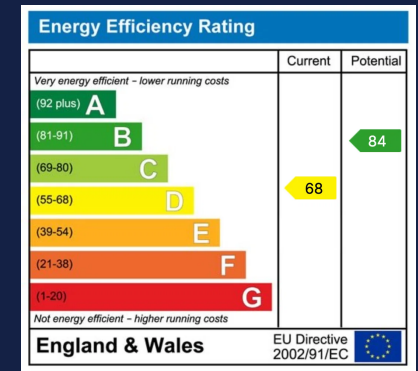
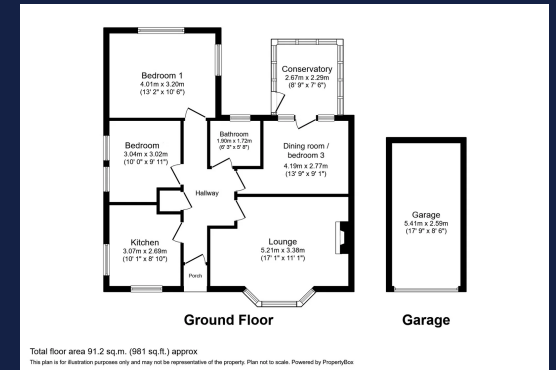
**Tenure:** Freehold

**Property Type:** Detached Bungalow

- Detached bungalow in sought-after cul-de-sac
- 2 double bedrooms
- Recently fitted modern kitchen & bathroom
- Light-filled lounge and conservatory
- Flexible layout with potential third bedroom
- South-facing landscaped garden with patio
- Excellent location in Abergele with A55 access
- Ideal for downsizers, families, or lifestyle buyers
- Detached garage
- Off road parking for 2 vehicles







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