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www.fletcherpoole.com



28 Maes Y Ffynnon
Abergele
LL22 9BF

Beautifully Presented & Fully Refurbished Three Bedroom Detached House

Description

This beautifully presented modern three bedroom detached house is situated in a sought-after location and close to the local amenities of Abergele. With three years left on the NHBC warranty the current vendors have recently refurbished the property to a very high standard including adding a new conservatory, new modern contemporary kitchen in gloss white with a bespoke range of base and tall cupboards with integrated fridge/freezer, integrated oven and induction hob, updated family shower room and ensuite and replaced the front door. The rear garden has been landscaped, with a variety of plants and shrubs, blue slate chippings, a large decked seating area and bespoke gazebo. The property also benefits from a large outbuilding with patio doors ideal for storage and with space for a tumble dryer and fridge freezer. The accommodation on the ground floor briefly comprises an entrance hallway with WC, spacious lounge, kitchen/dining room with access into the conservatory that has an Isotherm roof. To the first floor there are three bedrooms, one with fitted wardrobes and a modern ensuite, and a family Shower room. Outside to the front is a driveway with off road parking.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ MODERN PROPERTY WITH THREE YEARS OF NHBC WARRANTY REMAINING
- ✓ VIEWING ESSENTIAL TO SEE LEVEL OF FINISH THROUGHOUT
- ✓ RECENTLY REFURBISHED TO A HIGH STANDARD
- ✓ OFF ROAD PARKING & LANDSCAPED GARDEN

Living Room

5.64m x 3.92m (18'6" x 12'10")



Kitchen/Dining Room

4.90m x 2.91m (16'1" x 9'7")



Hallway

3.10m x 1.08m (10'2" x 3'7")

Conservatory

3.12m x 2.65m (10'3" x 8'9")

Bedroom One

4.15m x 3.42m (13'8" x 11'3")



Ensuite

2.73m x 1.78m (9'0" x 5'10")

Bedroom Two

2.95m x 2.72m (9'8" x 8'11")

Bedroom Three

2.96m x 2.08m (9'9" x 6'10")

Bathroom

2.13m x 1.67m (7'0" x 5'6")

Location

The property is located in the town of Abergele with its local shops, schools, leisure centre, parks and amenities all nearby. There is easy access to the A55 dual carriageway for 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, proceed down the slip road to the roundabout, turn right and follow the road in the direction of Abergele, turn left onto St Georges Road, turn left onto Hendre Las and right onto Maes Y Ffynnon where the property can be found on the left.

Council Tax Band: "D" (provided on www.voa.gov.uk)
Energy Performance Rating Band B

FREEHOLD

NB Estate maintenance fee for communal grassed areas and play park via Greenbelt is £186.82 this year

3 Bedroom
Detached
House

28 Maes Y Ffynnon
Abergele
LL22 9BF

£324,950

Reference Number:RP4167
10/12/25

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:
rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		