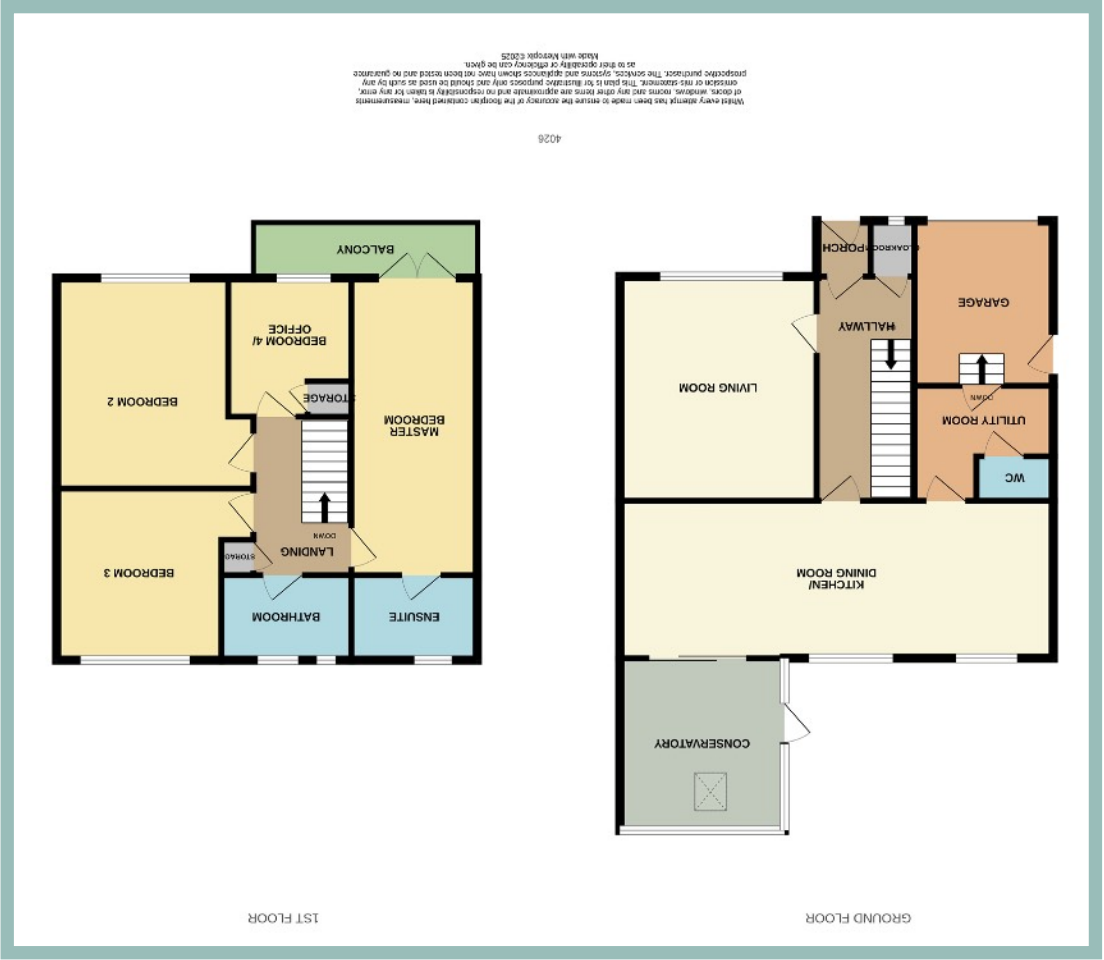


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 travelling some distance to view the property.



Beautifully Presented & Spacious Four Bedroom Detached House

Description

This beautifully presented and spacious four-bedroom detached house is situated in a sought-after location and close to the local amenities of Abergele. The property has been refurbished and extended to the side by the current owners to create a large open plan kitchen/diner and spacious master bedroom with ensuite. The garage has been partly converted to create a utility room and downstairs toilet. The property benefits from UPVC double glazing and gas CH. Viewing is highly recommended to appreciate the spacious layout, presentation throughout and location. The accommodation on the ground floor briefly comprises porch, cloakroom, hallway with understairs storage cupboard, living room, kitchen/dining room with sliding doors into large conservatory with tiled roof, skylight window and access to the rear garden. From the kitchen there is access to the utility room, WC and garage. To the first floor there is a master bedroom with ensuite and balcony with views over the golf course. Two double bedrooms, single bedroom currently used as an office and spacious family bathroom. To the rear of the property there is a beautifully presented and maintained enclosed garden, laid to lawn with well-established plants and patio seating area. To the front there is a driveway with off road parking with access to the garage and artificial lawn for low maintenance.

- ✓ BEAUTIFULLY PRESENTED & SPACIOUS FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN SOUGHT AFTER LOCATION CLOSE TO THE LOCAL AMENITIES
- ✓ SPACIOUS MASTER BEDROOM WITH BALCONY AND ENSUITE
- ✓ OFF ROAD PARKING
- ✓ NO CHAIN



4 Bedroom
Detached
House

46 Eldon Drive
Abergele
LL22 7DA

£379,950

Reduced From £389,950
NO CHAIN

Reference Number: **RP4026**
4/07/25

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com





4 Bedroom
Detached
House

46 Eldon Drive
Abergele
LL22 7DA

£379,950

Reduced From £389,950

NO CHAIN

*Reference Number: RP4026
4/07/25*

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

Porch
1.06m x 1.08m (3'6" x 3'7")

Cloakroom
1.11m x 0.83m (3'8" x 2'9")

Hallway
4.39m x 1.93m (14'5" x 6'4")

Living Room
4.36m x 3.85m (14'4" x 12'8")

Kitchen/Dining Room
8.70m x 3.06m (28'7" x 10'1")

Conservatory
3.37m x 3.01m (11'1" x 9'11")

Utility Room
2.46m x 2.29m (8'1" x 7'6")

W.C.
1.50m x 0.87m (4'11" x 2'11")

Master Bedroom
5.51m x 2.46m (18'1" x 8'1")

Ensuite
2.45m x 1.75m (8'1" x 5'9")

Bedroom Two
4.12m x 3.38m (13'6" x 11'1")

Bedroom Three
3.38m x 3.16m (11'1" x 10'5")

Bedroom Four/Office
2.69m x 2.42m (8'10" x 8'0")

Bathroom
2.57m x 1.65m (8'5" x 5'5")

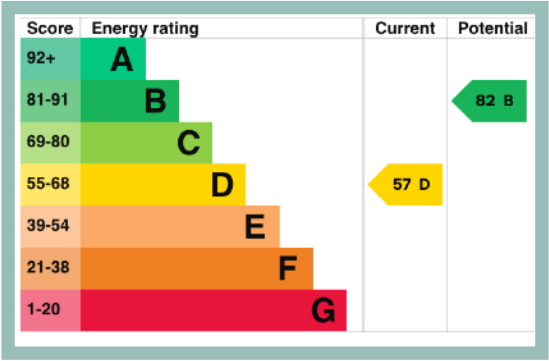


Garage

3.29m x 2.71m (10’10” x 8’11”)

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/Rhyl. At the roundabout, take the 4th exit onto Dundonald Ave, turn right onto Market Street, at the roundabout, take the 1st exit and stay on Market Street, turn right onto Sea Road, take first left onto Eldon Drive.

Council Tax Band: “D” (provided on voa.gov.uk)

Energy Performance Rating Band D

4 Bedroom
Detached
House

46 Eldon Drive
Abergele
LL22 7DA

£379,950

Reduced From £389,950
NO CHAIN

Reference Number: RP4026
4/07/25

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

