

PETER LARGE

ESTATE AGENTS

## The Laurels, Plas Isaf Drive, Abergele, Conwy, LL22 8DG

£475,000

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A property of elegance and distinction. This Georgian style detached family house is set in a semi rural and secluded position, on the peripheral of Abergele town. Available with no forward chain and offering spacious accommodation comprising hall, cloakroom, large lounge, conservatory, separate dining room and fitted kitchen. Upstairs there is a family bathroom and four bedrooms, the master being particularly impressive and having dressing area and ensuite shower room. Additional points to note are countryside views, balcony, solar panels, a single garage with utility room, ample parking and a private garden to the rear. Located within walking distance of the town centre with its variety of shops and amenities, schooling for all age groups and leisure facilities. The coast and A55 Expressway are within one mile.

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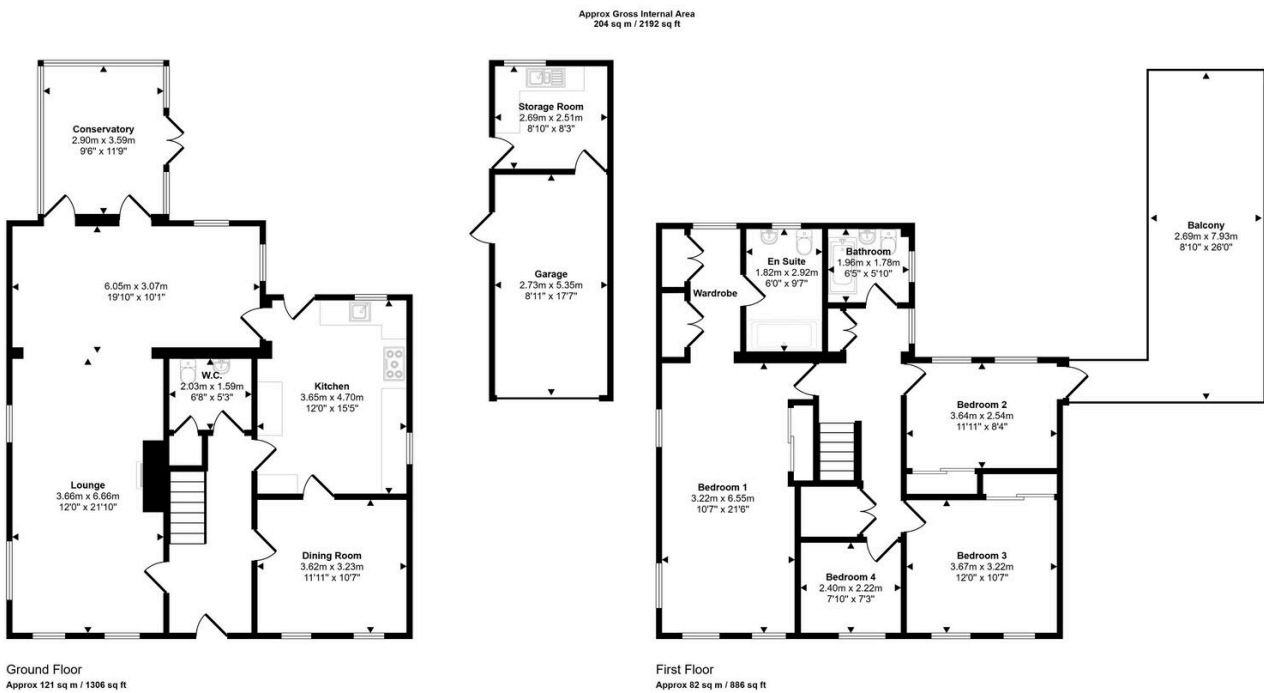
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## Key Features

- Superior residence
- Very well maintained
- Large lounge
- Single garage and parking
- EPC rating - TBC
- Semi rural
- Spacious living accommodation
- Four bedrooms
- Freehold
- Council tax band - G



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

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