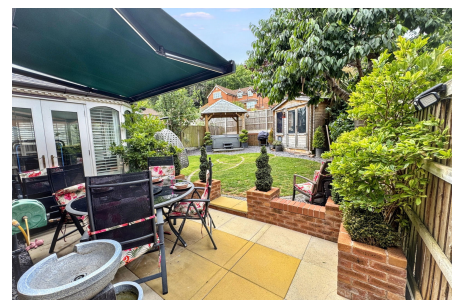


39 Lon Y Berllan, Abergele, Conwy, LL22 7JF

£439,950

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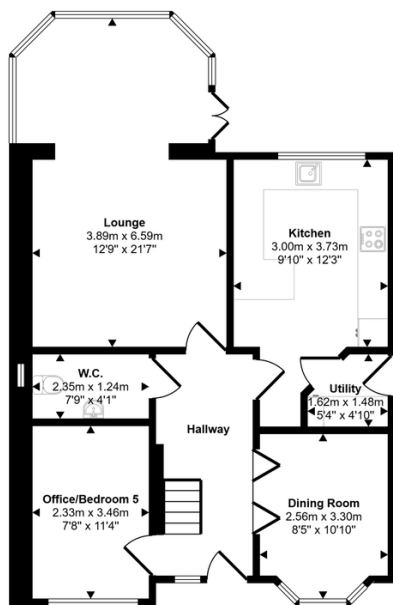


Welcoming to the market this beautifully presented detached home perfect for a family living. Offering a well designed kitchen with utility room, modern sitting room with feature fireplace and media wall, Bifolding doors opening into the dinning room with far reaching sea views, cloakroom and office/bedroom five. The first floor provides four further bedrooms, one with ensuite and a modern family shower room. The property benefits from off street parking and a single garage. South facing garden with woodland views. The main town of Abergele is within two miles of the property and includes a high street, schools for ages, supermarket, eateries and leisure facilities. The larger towns of Prestatyn and Llandudno are easily accessed and offer further amenities as is the A55 Expressway.

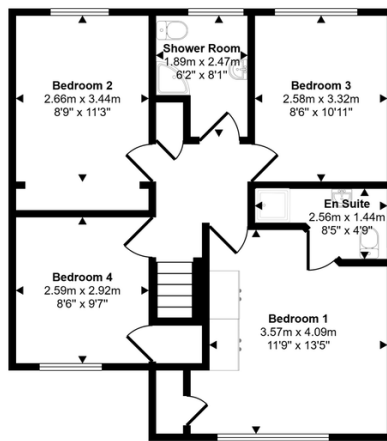
Key Features

- Detached family home
- Far reaching sea views
- Well designed kitchen/breakfast bar with utility room
- Ensuite, shower room and downstairs cloakroom
- Freehold
- 4/5 bedrooms
- South facing garden - with bar
- Spacious lounge with media wall
- EPC - C
- Council Tax - F

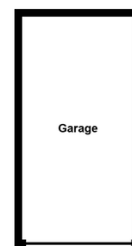
Approx Gross Internal Area
150 sq m / 1612 sq ft



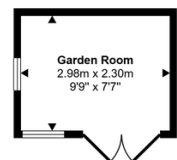
Ground Floor
Approx 74 sq m / 797 sq ft



First Floor
Approx 59 sq m / 633 sq ft



Garage
Approx 10 sq m / 108 sq ft



Garden Room
Approx 7 sq m / 74 sq ft

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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