



MONOPOLY®
BUY ■ SELL ■ RENT

Clifton Rise, Abergale LL22 7DN

£220,000

Monopoly Buy Sell Rent is delighted to offer for sale this two-bedroom semi-detached bungalow, situated on a sought-after residential road, within walking distance of Abergale Town Centre and all its amenities. Offered for sale with the added advantage of 'No Chain' the accommodation briefly comprises of L-shaped hallway, generous lounge, fitted kitchen, two double bedrooms, wet room / bathroom, detached garage, easily maintained front and rear garden with driveway parking. A versatile bungalow in a sought-after location with potential to convert the loft space subject to the necessary planning permissions and building regulations. Internal viewing is highly recommended.

NO ONWARD CHAIN!

- Semi Detached Bungalow
- Two Double Bedrooms
- Driveway & Detached Garage
- Freehold; Council Tax Band C
- Versatile Accommodation
- Large Conservatory; Wetroom
- Popular Residential Area
- No Onward Chain



Hallway

A uPVC front door with decorative glazing opens to this welcoming L-shaped hallway featuring wood-effect vinyl flooring with practical spaces for coats, keys, and mail. With a radiator, doors leading to most rooms, and a hatch that gives access to the generous loft (which could be transformed into a livable space, subject to compliance with building regulations).

Lounge

A spacious and bright room with a charming central brick fireplace with marble-effect hearth and timber mantle housing an electric fire. Coved ceiling, built-in storage cupboards, and a large double-glazed window overlooking the front of the property. A versatile space, equally suitable as a main lounge or principal bedroom.

Bedroom 2

A dual-aspect room with double-glazed windows overlooking the front and side of the property, allowing plenty of natural light. Wood-effect flooring and a radiator provide comfort and style. This flexible room can easily serve as a formal dining room or a comfortable double bedroom.

Master Bedroom

A generous and adaptable space with matching wood-effect flooring and ample room for storage. Features include a built-in WC and wall-mounted sink with privacy screen, extractor fan, radiator, and a large UPVC window with glazed door opening to the rear garden.

Bathroom / Wet Room

Modern and accessible, with a sliding lockable door, resin-effect flooring, fully tiled walls with a stylish mosaic border and a white heated towel rail. Includes a high WC, electric shower, wall-mounted sink, privacy-glazed side window, and PVC-panelled ceiling.

Kitchen

Well-equipped with high-gloss cream units and low-level worktops for convenience. Includes a stainless steel sink, eye-level electric oven, induction hob, and space for white goods. A double-glazed window overlooks the side of the property, with PVC-panelled ceiling, and doors leading to the conservatory and rear garden.

Conservatory

A generous, multi-functional space with brick walls, double-glazed windows and roof fitted with blinds. Currently used as a utility and sitting area. Features include a radiator, wood-effect flooring, and a glazed door opening to the rear garden.

Garage

Single, prefab-built garage with up-and-over door, concrete flooring, lighting and power. Includes workbenches, a pedestrian door, and a window for natural light. Ideal for storage or hobby use.

Rear Garden

A low-maintenance outdoor space featuring a covered porch by the back door, paved patio area, concrete pathways, and easy access to the garage and driveway. A peaceful setting for relaxation or entertaining.

Front Garden

Neatly maintained with gravelled borders, a dwarf front wall. A tarmac driveway provides off-road parking with wrought iron gates and access to the garage. Additional features include a water tap and an external consumer unit.



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denbighshire@monopolybuysellrent.co.uk
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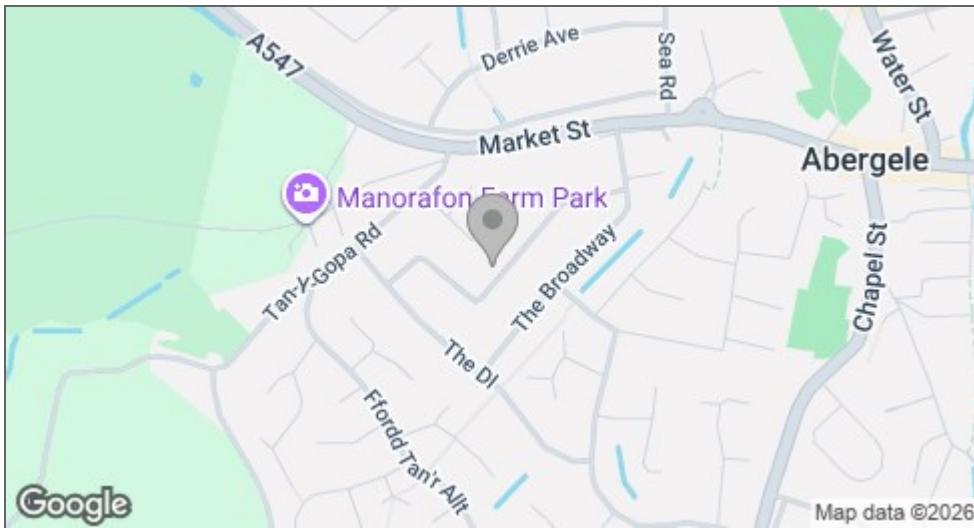
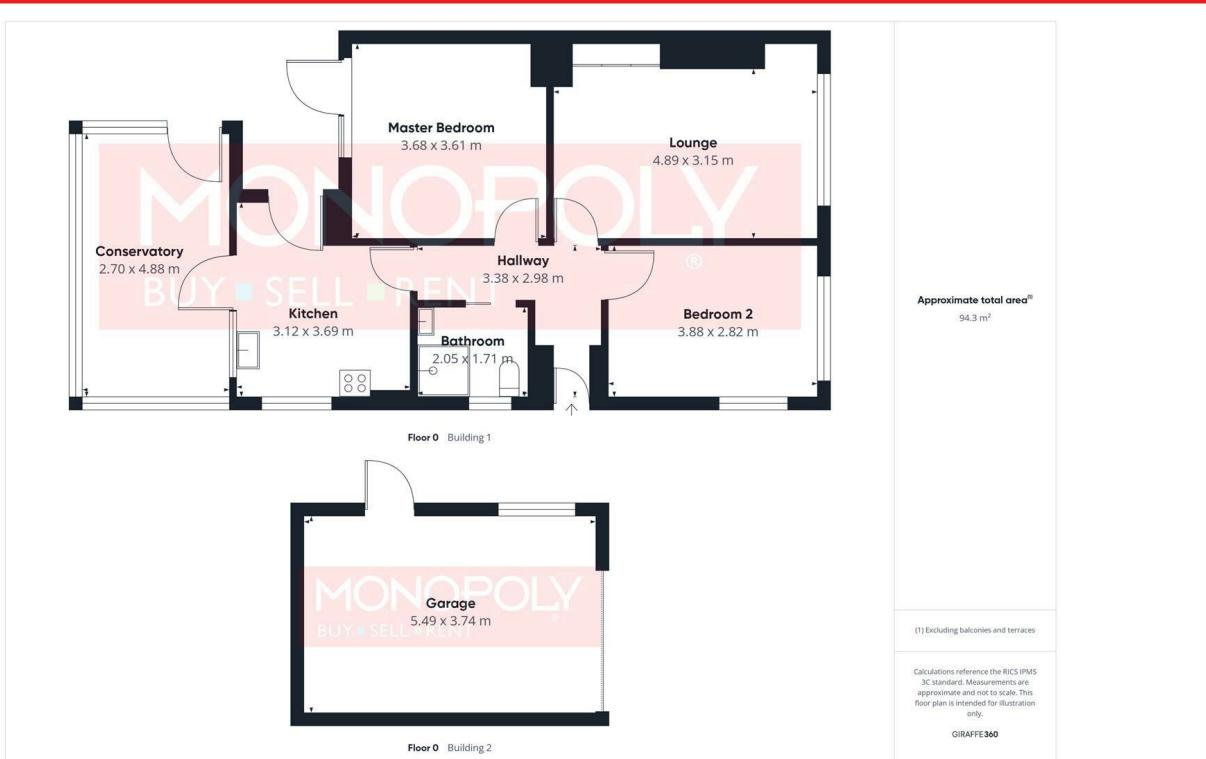


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

