

## 18 Erw Goch, Abergele, Conwy, LL22 9AQ

£239,950

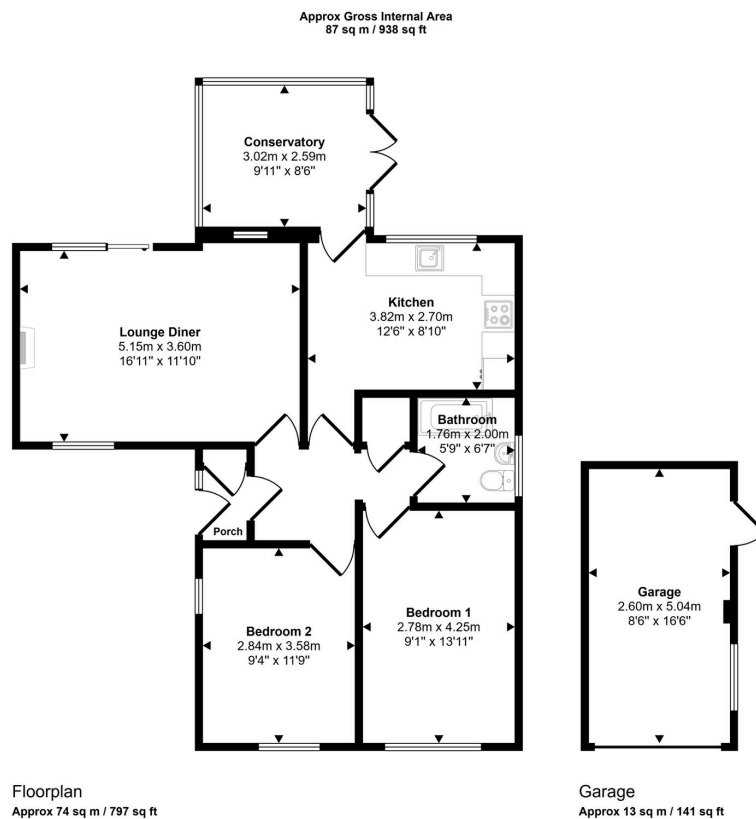
2 1 1



Available with no forward chain is this charming detached bungalow comprising of two bedrooms, bright kitchen, spacious lounge, three piece bathroom suite and a conservatory opening out to the south facing rear garden. Outside the property to the front there is a driveway perfect for off - street parking and a single garage. To the rear there are areas laid to lawn, spacious patio area with countryside views. Located in Abergele this property is within minutes walk to the local town providing cafes, shops and close to the A55 expressway.

## Key Features

- No forward chain
- 2 bedrooms
- Garage
- Within minutes walk to the local town
- EPC rating - D
- Detached Bungalow
- Conservatory
- South facing garden
- Tenure - Freehold
- Council Tax Band - D



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

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate agents having carried out a walk through inspection. These sales particulars are prepared under the consumer regulations 2008 and are governed by the business from misleading marketing regulations 2008.