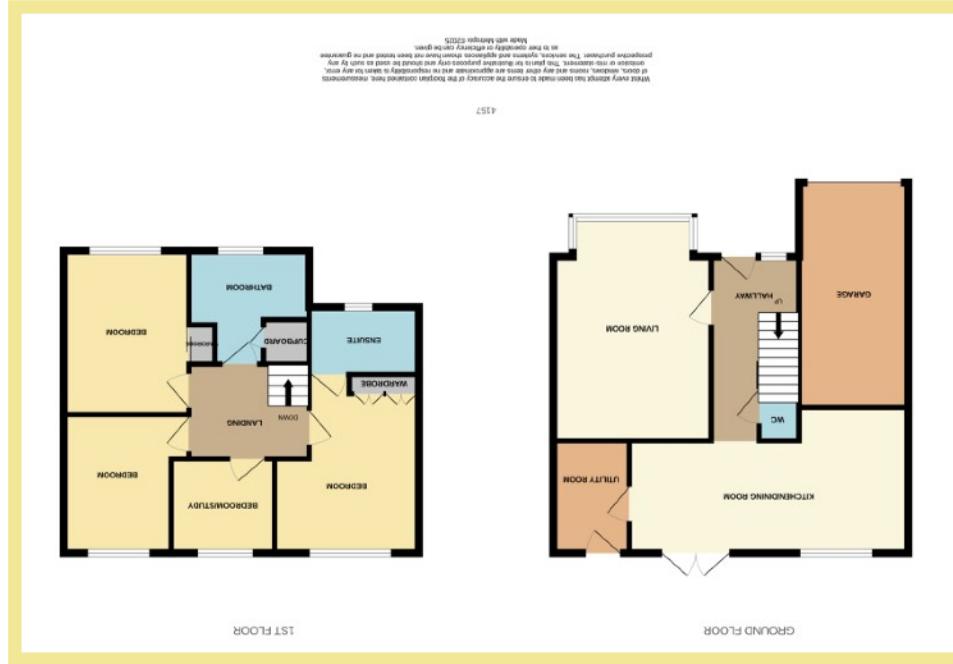


Please contact us before viewing the property, if there is any point of particular importance to you are contemplating travelling some distance to view the property.
We strongly recommend that all the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.
Services, fittings and equipment referred to in the property information which we provide about the property is verified by your advisers.
offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller.
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an

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F&P Fletcher Pool



29 Maes Y Ffynnon
Abergele
LL22 9BF

Beautifully Presented & Spacious Four Bedroom Detached House

Description

A beautifully presented and spacious four bedroom detached house situated in a sought-after residential area and close to the local amenities of Abergel. 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 a hallway with understairs cloakroom, living room, kitchen/dining room with integrated appliances, French doors onto the rear garden and utility room with space for a washing machine. To the first floor there is a master bedroom with an ensuite shower room and built in wardrobes, two further double bedrooms, one with fitted wardrobes, a single bedroom currently used as an office, and family bathroom. To the rear of the property there is a beautifully presented and maintained enclosed garden, laid to lawn with patio seating areas. To the front there is a driveway with off road parking with access to the garage.

- ✓ BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- ✓ 3 YEARS OF NHBC WARRANTY REMAINING
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ LIGHT & SPACIOUS ROOMS
- ✓ ENCLOSED REAR GARDEN WITH SITTING AREAS
- ✓ OFF ROAD PARKING & GARAGE

Hallway

4.06m x 1.94m (13'4" x 6'5")

Living Room

5.04m x 3.23m (16'7" x 10'7")



Kitchen/Dining Room

6.21m x 3.21m (20'4" x 10'7")



Utility Room

2.52m x 1.69m (8'3" x 5'7")

W.C.

1.72m x 0.92m (5'8" x 3'0")

Bedroom One

3.92m x 3.21m (12'10" x 10'7")



Ensuite

2.55m x 1.47m (8'5" x 4'10")

Bedroom Two

3.74m x 2.53m (12'4" x 8'4")

Bedroom Three

3.07m x 2.31m (10'1" x 7'7")

Bedroom Four

2.30m x 2.01m (7'7" x 6'7")

Bathroom

2.66m x 2.37m (8'9" x 7'9")

Garage

5.00m x 2.43m (16'5" x 8'0")

Location

The property is located in the town of Abergel 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 Abergel, proceed down the slip road to the roundabout, turn right and follow the road in the direction of Abergel, turn left onto St Georges Road, turn left onto Hendre Las and right onto Maes Y Ffynnon where the property can be found on the left.

Council Tax Band: "E" (provided on www.voa.gov.uk)

Energy Performance Rating Band B

FREEHOLD

NB Estate maintenance fee for communal grassed areas and play park via Greenbelt is £186.82 this year

4 Bedroom Detached House

29 Maes Y Ffynnon
Abergele
LL22 9BF

£329,950
Reduced From £339,950
Reference Number: RP4157
28/11/25

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

