



PETER LARGE

ESTATE AGENTS

## Dulas Bungalow, Abergele Road, Llanddulas, Abergele, LL22 8EN

£295,000

 2  1  1



A beautifully presented detached bungalow, upgraded and refurbished over the years by the current vendor and ready to move straight into. Located in the heart of the village the property is within walking distance of the beach and just a few minutes drive to the A55 express way. In brief the accommodation affords; reception hall, double doors leading to an inner hallway, lounge with double doors leading out to a low maintenance rear garden, kitchen/diner with doors out to the garden also, two double bedrooms and a lovely four piece bathroom. Access via a staircase off the main bedroom is an incredibly useful mezzanine level providing a space for office/hobbies use or just for additional storage.

[abergele@peterlarge.com](mailto:abergele@peterlarge.com)

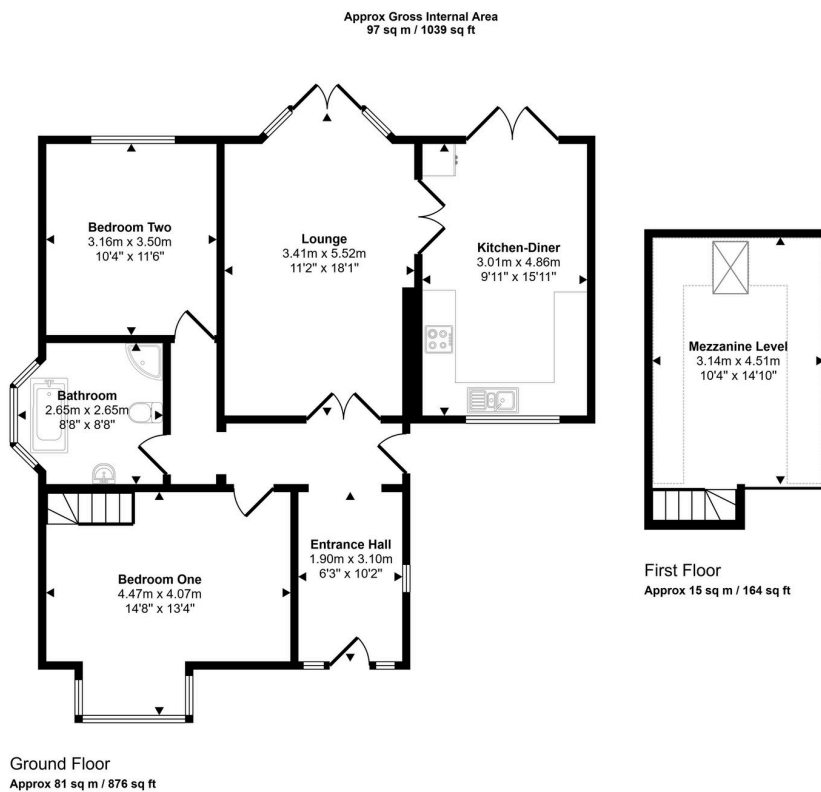
| 01745 825511

| [www.peterlarge.com](http://www.peterlarge.com)

45-47 MARKET STREET, ABERGELE, CONWY, LL2 7AF

## Key Features

- Detached bungalow
- Kitchen/diner space
- South facing garden
- Close to amenities
- Council Tax Band - D
- Two bedrooms
- Mezzanine level offering versatile space
- Within minutes walk to the beach
- Tenure - Freehold
- EPC - E



Denotes head height below 1.5m

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.