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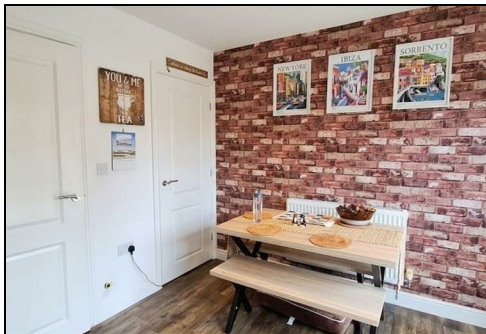
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3, Lon Elfod, Abergele, LL22 9BQ

- Detached 3 Bedroom House
- Modern Kitchen/Dining Room
- Beautifully Landscaped Gardens
- Quiet Residential Location
- Immaculately Presented Throughout
- 2 Bathrooms & Cloakroom
- Off Road Parking
- Close to Amenities



Immaculately presented Detached 3 Bedroom House with off road parking and private gardens.

Located in the well-regarded area of Lon Elfod, Abergele, this beautifully presented detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home features a spacious lounge that invites relaxation, while the modern kitchen dining room provides an excellent space for entertaining guests or enjoying family meals.

The property boasts two bathrooms, including an en suite shower room, along with a separate cloakroom, ensuring convenience for all residents and visitors. The thoughtful layout enhances the overall functionality of the home, making it a delightful place to live.

Situated in a sought-after location, this house is set within a quiet residential area, yet remains close to all essential amenities. Whether you need shops, schools, or recreational facilities, everything is within easy reach, making daily life both convenient and enjoyable.

Outside, the property offers ample off-road parking and the private rear gardens provide a tranquil retreat, have been laid out for ease of maintenance and provide a perfect space for outdoor entertaining.

In summary, this detached house in Abergele is a wonderful opportunity for those looking for a stylish and comfortable home in a peaceful setting which is ready for immediate occupation.

SITUATION

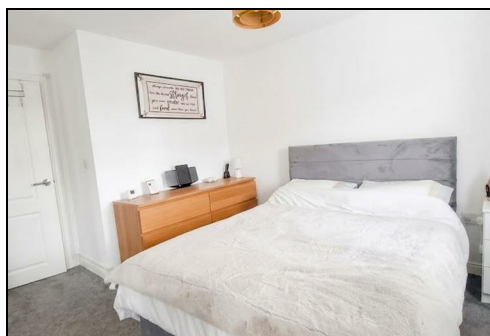
The property occupies an enviable position within a quiet residential area of the popular town of Abergele and is within easy reach of all amenities. Excellent shopping facilities together with restaurants, leisure amenities and schools are available nearby and the beautiful coastline and unspoiled countryside are all easily accessible. The town lies close to the A55 Expressway which provides excellent links to Chester, Anglesey and beyond.

ACCOMMODATION

The property comprises of a detached home which offers spacious and immaculately presented accommodation over two floors. The Entrance Hall gives access to the generously proportioned Lounge finished in a contemporary style with wall mounted feature fireplace. A light and well appointed Kitchen/Dining Room lies to the rear and is fitted to a high standard with gloss base and wall storage units, integrated electric oven, fridge and freezer, gas hob with extractor hood over, ample working surfaces with tiled splashbacks and patio doors overlooking the landscaped rear gardens. A ground floor cloakroom with low flush wc and wash hand basin completes the ground floor accommodation. To the first floor are 3 Bedrooms, En Suite Shower Room and Family Bathroom. A boarded loft provides ample storage space. The property is double glazed throughout.

OUTSIDE

A tarmac drive provides off road parking to the front and flower borders stocked with mature plants provide colour and interest. To the rear, the private enclosed gardens have been thoughtfully landscaped to provide a peaceful and low maintenance outdoor area with paved patio, raised flower beds and spacious decked seating area, together with a large timber garden store.





SERVICES

All mains services are connected. Gas fired central heating.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

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PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

