

PETER LARGE

ESTATE AGENTS

## Turnberry Drive, Abergele, Conwy, LL22 7UD

£210,000



A pleasant bungalow within a much sought after area of Abergele and available with no forward chain. Offering lounge, kitchen, conservatory, shower room, two double bedrooms downstairs plus a third bedroom upstairs with views of the castle and a detached single garage. \*\*This property is being sold on behalf of a corporate client. The property must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

abergele@peterlarge.com

01745 825511

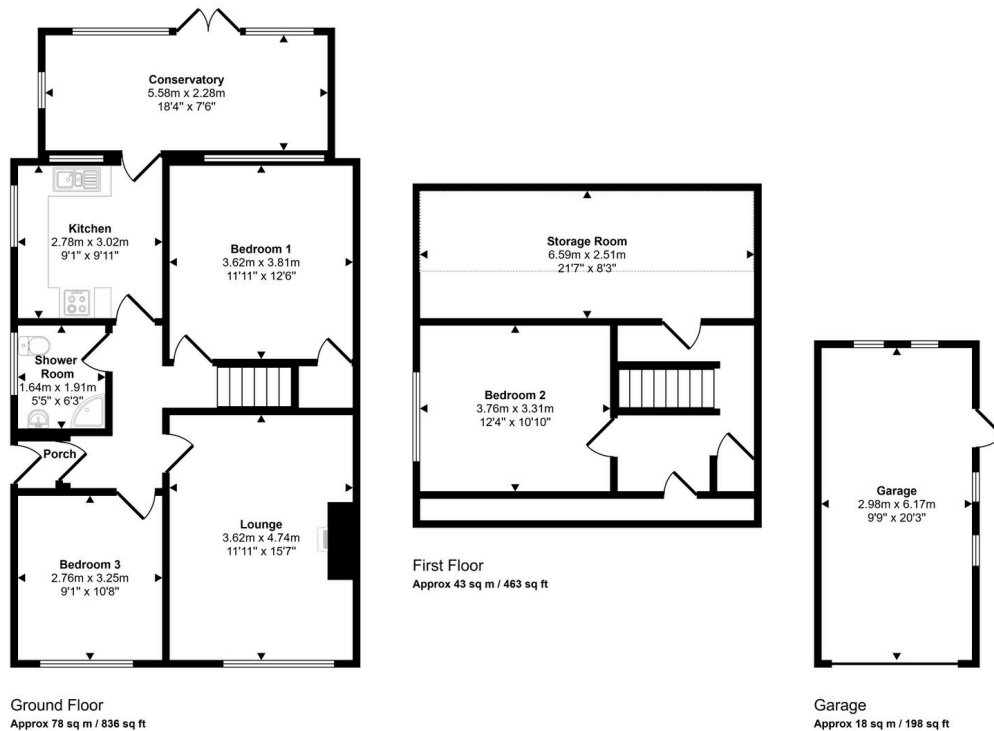
www.peterlarge.com

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

## Key Features

- Semi detached bungalow
- Large conservatory
- Shower room
- Deatched garage
- Council tax band - D
- No forward chain
- Three bedrooms
- Easy to maintain gardens
- EPC rating - D
- Freehold

Approx Gross Internal Area  
139 sq m / 1498 sq ft



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 to 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.