

SmartSale

4U



Rhos Fawr

, Abergele LL22 9YH

- Modern family bathroom
- Spacious kitchen with breakfast bar
- Master bedroom with en-suite shower room
- Detached bungalow in a quiet, sought-after location
 - Three well-proportioned bedrooms
- Enclosed rear garden with lawn and raised decking ideal for outdoor dining

£246,995 Freehold





Location

Full Description

Quiet yet centrally positioned between Abergele and Towyn, the property is within easy reach of local amenities, transport links, and just a short walk from the beach, making it ideal for those seeking a relaxed coastal lifestyle.

Freshly decorated throughout in a clean, neutral white palette, the bungalow is ready for its new owner to move in and make it their own. The accommodation includes a handy entrance porch, a spacious kitchen with breakfast bar, and a bright, sunny living room. There are three well-proportioned bedrooms, including a master with en-suite shower room, along with a separate family bathroom.

Externally, the property features a well-maintained front lawn, ample off-road parking, and a detached single garage with manual up-and-over door, power, and lighting. The private rear garden is fully enclosed and mainly laid to lawn, with a raised decked area ideal for alfresco dining or simply relaxing outdoors.

Offered for sale with no onward chain, this is a fantastic opportunity to secure a comfortable and well-located home in a desirable coastal setting.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to

purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band D
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.