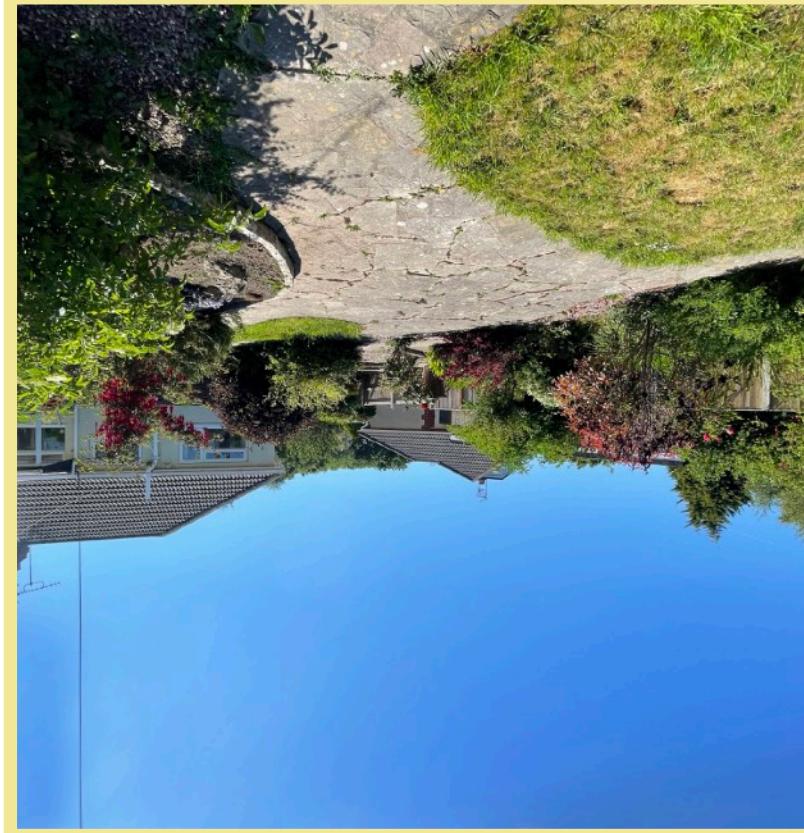


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf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

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4 Hafan Deg
St George
Abergele
LL22 9BE

Well Presented Two Bedroom Semi Detached Bungalow

Description

This two bedroom semi detached bungalow is situated in a semi rural location backing onto farm land. The accommodation comprises of hallway, living room, kitchen with lean to and access to large private rear garden, two bedrooms, one with modern fitted wardrobes and family bathroom. The garden is landscaped with decked seating area, variety of well-established plants and shrubs and benefits from new fencing. Outside to the front is off road parking. Property benefits from UPVC double glazing, oil central heating, new front door, new flooring, facias and guttering. Viewing is recommended to appreciate the property, with its large garden and location.

- ✓ TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ SEMI RURAL LOCATION
- ✓ LARGE PRIVATE GARDEN
- ✓ OFF ROAD PARKING

Living Room

13'6" x 11'0" (4.11m x 3.34m)



Kitchen

8'11" x 8'10" (2.72m x 2.69m)



Bathroom

6'4" x 5'5" (1.93m x 1.64m)



Bedroom One

10'5" x 8'5" (3.17m x 2.57m)



Bedroom Two

9'6" x 8'7" (2.89m x 2.62m)

Location

Situated on the outskirts of Abergel. The larger resort town of Rhyl with its local shops and amenities is approximately 5-mile distance. The A55 dual carriageway is close by for easy access to 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 Rhuddlan and Prestatyn, take the first exit at the roundabout, continue straight and take the first turn right onto St Asaph Road. Continue for about 1 mile and Hafan Deg can be found on the right hand side.

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

Energy Performance Rating Band D

2 Bedroom
Semi Detached
Bungalow

4 Hafan Deg
St George
Abergel
LL22 9BE

£179,950

Reduced From £189,950

Reference Number:RP3825

13/01/25

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

