

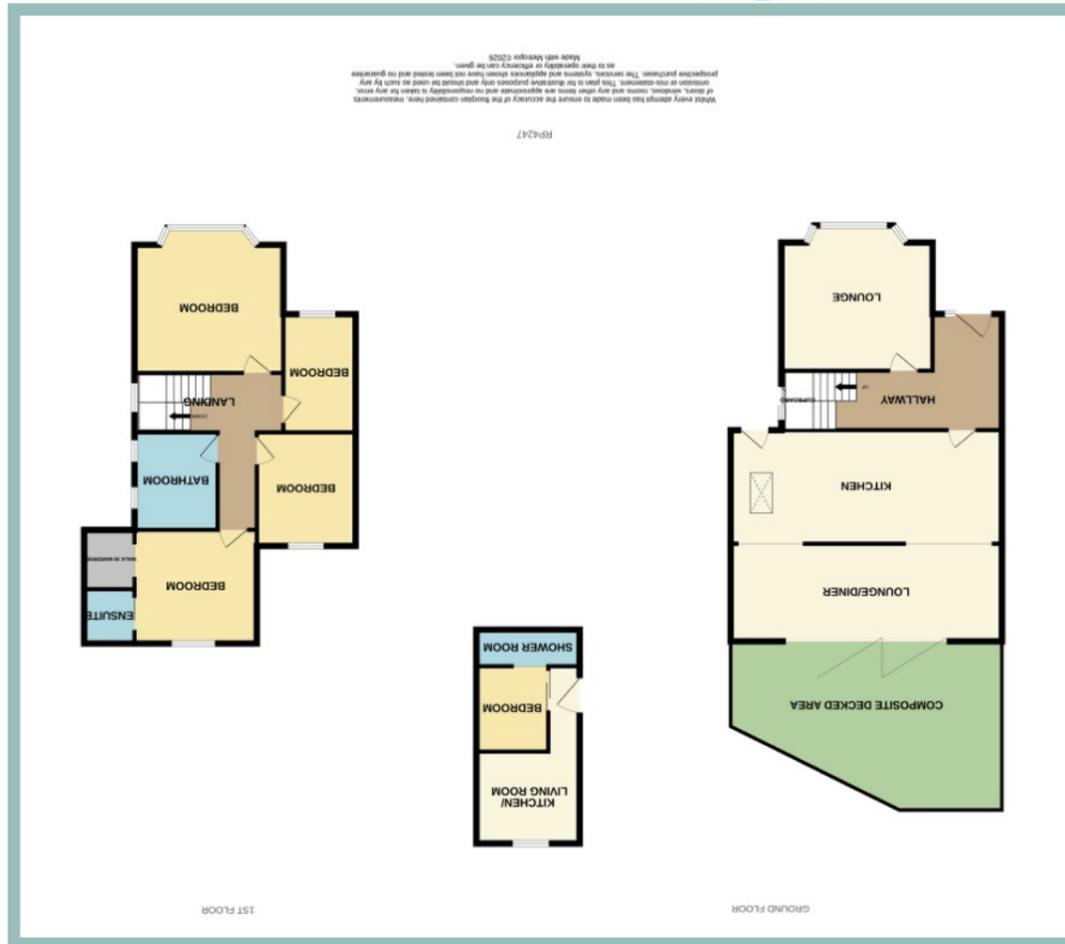
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Wilton
Llanfair Road
Abergele
LL22 8DH



Beautifully Presented & Extended Four Bedroom Semi Detached House

Description

A beautifully presented and extended four bedroom semi detached house with an annex situated on the popular Llanfair Road and within a 10 minute walk to the local amenities. The property has been extended to the rear with a double height extension which incorporates downstairs, a modern open plan Lounge/Kitchen/Diner and upstairs a beautiful master bedroom with ensuite shower room and walk in wardrobe. The property benefits from UPVC double glazing, new flooring throughout and viewing is highly recommended to appreciate the spacious layout, the presentation, large double height extension and large low maintenance landscaped gardens with pub and annex.

The accommodation on the ground floor briefly comprises, hallway with herringbone flooring, a spacious lounge with feature bay window with plantation shutters and new media wall with inset Dimplex electric fire and herringbone flooring. From the hallway a door leads through to an open plan modern living space which incorporates a Lounge/Kitchen/Diner, with a top quality fitted kitchen with integrated oven, microwave and American style Hisense fridge a large feature island with induction hob, breakfast bar and storage cupboards beneath and recently installed suspended ceiling with LED lighting. The lounge area leading off it benefits from bespoke Bi-folding doors which give access to a raised sunny composite decked area.

Upstairs there is a good-sized landing with a window, a beautifully presented master bedroom with views over the rear garden, which benefits from a modern contemporary ensuite shower room with new inset sink, illuminated mirror and electric heated towel rail and walk in wardrobe, a further two large double bedrooms both benefitting from built in wardrobes, a single bedroom and modern contemporary family

bathroom with newly installed P-shaped bath and wall mounted thermostatic shower. Outside to the front is landscaped with a block paved driveway providing off road parking for around four cars, electric points and laid to artificial lawn for low maintenance with mature trees and shrubs. To the side there is a recently new build bin store and flagged patio area with festoon lighting. The large sunny rear garden has a composite decked seating area off the kitchen with electric points and artificial lawn with borders containing mature shrubs and trees. At the bottom of the garden is a large timber framed pub with electric and a further patio area. There is also access to the previous garage which has now been converted into one bedroom annex with kitchenette, heating and electric shower.

- ✓ BEAUTIFULLY PRESENTED AND EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ OFFERS SPACIOUS MODERN OPEN PLAN LIVING
- ✓ FINISHED TO A HIGH STANDARD
- ✓ VIEWING RECOMMENDED TO APPRECIATE THE PRESENTATION AND FINISH THROUGHOUT
- ✓ EXTENSIVE LOW MAINTENANCE LANDSCAPED GARDENS WITH PUB & ANNEX
- ✓ BLOCK PAVED DRIVEWAY WITH OFF ROAD PARKING
- ✓ SITUATED IN SOUGHT AFTER LOCATION
- ✓ FREEHOLD

4 Bedroom Semi Detached House

Wilton
Llanfair Road
Abergele
LL22 8DH

£449,950

Reference Number: RP4247
27/03/2026

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com





4 Bedroom Semi Detached House

Wilton
Llanfair Road
Abergele
LL22 8DH

£449,950

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27/03/2026

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Hallway

4.83m x 2.91m (15'10" x 9'7") Maximum

Lounge

3.85m x 3.61m (12'8" x 11'10")

Lounge/Kitchen/Diner

7.26m x 6.96m (23'10" x 22'10")

Cupboard

1.70m x 1.05m (5'7" x 3'6")

Garden Room/Annex

5.96m x 2.82m (19'6" x 9'3")

Pub

4.76m x 3.54m (15'8" x 11'7")



Master Bedroom

3.72m x 3.14m (12'3" x 10'4")

Ensuite

1.46m x 1.46m (4'10" x 4'10")

Walk In Wardrobe

2.18m x 1.46m (7'2" x 4'10")

Bedroom Two

4.08m x 3.40m (13'5" x 11'2")

Bedroom Three

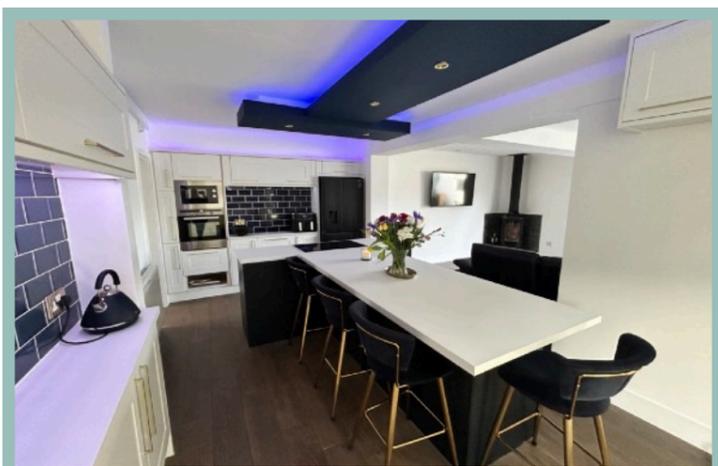
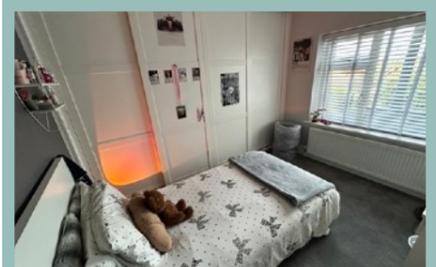
3.05m x 3.18m (10'0" x 10'5")

Bedroom Four

2.92m x 1.97m (9'7" x 6'6")

Bathroom

3.17m x 1.66m (10'5" x 5'6")



Location

The property is located on the outskirts of the town of Abergele with its local shops, schools, leisure centre, parks and amenities all nearby. There is easy access to the A55 dual carriageway for 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 Llanddulas, proceed down the slip road to the mini roundabout, turn right and follow the road in the direction of Abergele, continue along Llanddulas Road, take the second exit at the first roundabout, continue into Abergele, turn right at the traffic lights by the George & Dragon pub onto Llanfair Road where Wilton can be found on the left hand side.

Council Tax Band: E

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



4 Bedroom Semi
Detached House

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