



27 Bryn Castell
Abergele
LL22 8QA

Beautifully Presented Four Bedroom Detached House Situated In A Sought After Location

Description

A beautifully presented four bedroom detached house situated in a popular residential location. The property benefits from upvc double glazing and gas central heating and viewing is highly recommended to appreciate the spacious layout, presentation throughout and location. The accommodation briefly comprises on the ground floor hallway, large lounge with sea views and patio door onto the garden, a vestibule with glass roof, large open plan kitchen/ diner with modern fitted kitchen, utility room, dining room, double bedroom and w.c. To the first floor there is a landing, master bedroom with sea views, fitted wardrobes and ensuite, a further two double bedrooms with fitted wardrobes and a family bathroom. Outside to the front there is off road parking for four vehicles and access to a double garage/office. Th south facing rear garden is landscaped with a large flagged patio area, raised borders with mature shrubs and trees, access to a summer house all benefitting from hillside views. Abergele Town, Abergele Golf Course and Gwrych Castle are all within walking distance, with the Tan Y Gopa woods providing beautiful walks throughout the year.

- ✓ BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ SEA & HILLSIDE VIEWS
- ✓ OFF ROAD PARKING & DOUBLE GARAGE

Vestibule

2.10m x 1.80m (6'11" x 5'11")

Lounge

4.75 x 3.85m (15'7" x 12'8")



Bedroom Four

3.16m x 2.54m (10'4" x 8'4")

Dining Room

3.15m x 3.23m (10'4" x 10'7")

Utility

2.05m x 1.54m (6'9" x 5'1")

W.C.

2.01m x 1.05m (6'7" x 3'6")

Kitchen

5.93m x 3.45m (19'5" x 11'4")



Bedroom One

3.96m x 3.77m (13'0" x 12'5") Into the wardrobe

Ensuite

3.11m x 2.06m (10'2" x 6'9") Maximum

Bedroom Two

3.51m x 2.79m (11'6 x 9'2")

Bedroom Three

3.21m x 3.06m (10'7" x10'0")

Bathroom

2.11m x 1.78m (6'11" x 5'10")

Store Cupboard

0.80m x 0.69m (2'8" x 2'4")

Garage

5.70m x 5.40m (18'8" x 17'9") Maximum

Office

2.90m x 2.69m (9'6" x 8'10")

Cupboard

0.76m x 0.64m (2'6" x 2'2")

Location

The property is located in 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 take the A55 towards Chester, exit at Junction 24 for Abergele, turn right at the roundabout heading towards Abergele town centre, proceed through the traffic lights, turn left by the George & Dragon pub, proceed up the hill for a mile, turn right onto Lon Dirion, then first left onto Bryn Castell where the property can be found on the left.

Council Tax Band: "E"
Energy Performance Rating Band "C"

4 Bedroom
Detached
House

27 Bryn Castell
Abergele
LL22 8QA

£329,950

Reference Number:RP2508
23/02/20

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

