

# BOWEN

PROPERTY SINCE 1862



Asking Price £295,000

8 Rhyd Y Mor, Abergele LL22 8FJ

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🏠 4 Bedrooms

🚿 3 Bathrooms

# 8 Rhyd Y Mor, Abergele LL22 8FJ



## General Remarks

Located just a short distance from the local amenities of Abergele Town Centre is this contemporary and well-presented four bedroom detached family home. Originally built by Castle Green Homes in 2020, the property offers itself as an excellent family home with the advantage of having an integral garage, four well-proportioned bedrooms and a bright kitchen and dining room. Set in a convenient location just a short drive from the A55 offering links to North Wales, Chester and further afield. Internal viewing recommended.



## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Solid wood entrance door opening to the Lounge. Wall mounted radiator. Carpeted stairs to the First Floor.

**Lounge:** 15' 9" x 11' 3" (4.80m x 3.43m) PVCu double glazed window to the front aspect. Wall mounted radiator. Internal door opening to the Kitchen/Dining Room. Laminate wood flooring.

**Kitchen / Dining Room:** 24' 3" x 11' 4" (7.39m x 3.45m) Comprising a range of modern fitted wall, drawer and base units. Work-top with inset one-and-a-half-bowl sink unit having mixer tap. Inset five-ring gas hob with canopy extractor hood over. Built-in eye-level double oven. Integrated fridge and freezer, dishwasher and washer/dryer. Tiled floor. PVCu double glazed window to the rear garden. PVCu double glazed French doors opening to the rear garden with PVCu double glazed windows either side. Wall mounted radiator.

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



**Cloakroom:** Modern suite comprising a close coupled w.c. and pedestal wash hand basin. Opaque PVCu double glazed window to the side.

**On The First Floor:**

**Landing:** Fitted carpet. Storage cupboard. Loft access. Wall mounted radiator.

**Bedroom 1:** 14' 5" x 11' 3" (4.39m x 3.43m) Fitted carpet. PVCu double glazed window to front aspect. Fitted three-door mirrored wardrobe. Wall mounted radiator.

**En-Suite:** Modern suite comprising large shower cubicle with power shower, close coupled w.c. and

wash hand basin. Part tiled walls. Tiled floor. Opaque PVCu double glazed window to the front. Wall mounted towel radiator.

**Bedroom 2:** 14' 8" x 9' 3" (4.47m x 2.82m) Fitted carpet. PVCu double glazed window to the front aspect. Wall mounted radiator.

**Bedroom 3:** 12' 10" x 8' 8" (3.91m x 2.64m) Fitted carpet. PVCu double glazed window to the rear aspect. Wall mounted radiator.

**Bedroom 4:** 12' 8" x 8' 5" (3.86m x 2.56m) Fitted carpet. PVCu double glazed window to the rear aspect. Wall mounted radiator.









**Bathroom:** 9' 2" x 6' 7" (2.79m x 2.01m) Modern suite comprising a panelled bath with shower over, close coupled w.c. and wash hand basin. Tiled floor. Part tiled walls. Wall mounted towel radiator. Opaque PVCu double glazed window to the rear.

**Outside:** Enclosed and private garden laid mostly to lawn with a paved Patio Area and timber fencing surround, flower beds and access to the front via a timber gate. Front garden with driveway allowing for Off-Road Parking for two cars. Integral Garage with up and over door, power and lighting. Front garden laid to lawn with shrub and flower borders.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the gas-fired combination boiler.

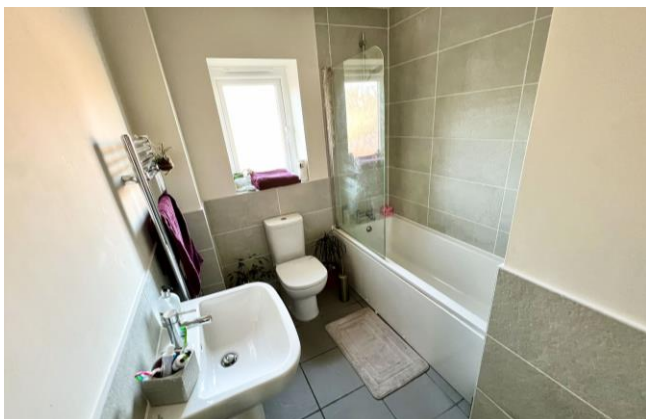
**Tenure:** Freehold. Vacant Possession on Completion. Service Charge applicable to residents of Bron y Castell for the maintenance of the Estate Grounds and Play Areas. The current charge for 2025 is £25 per calendar month.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 84|B.

**Council Tax Band:** The property is valued in Band "E".

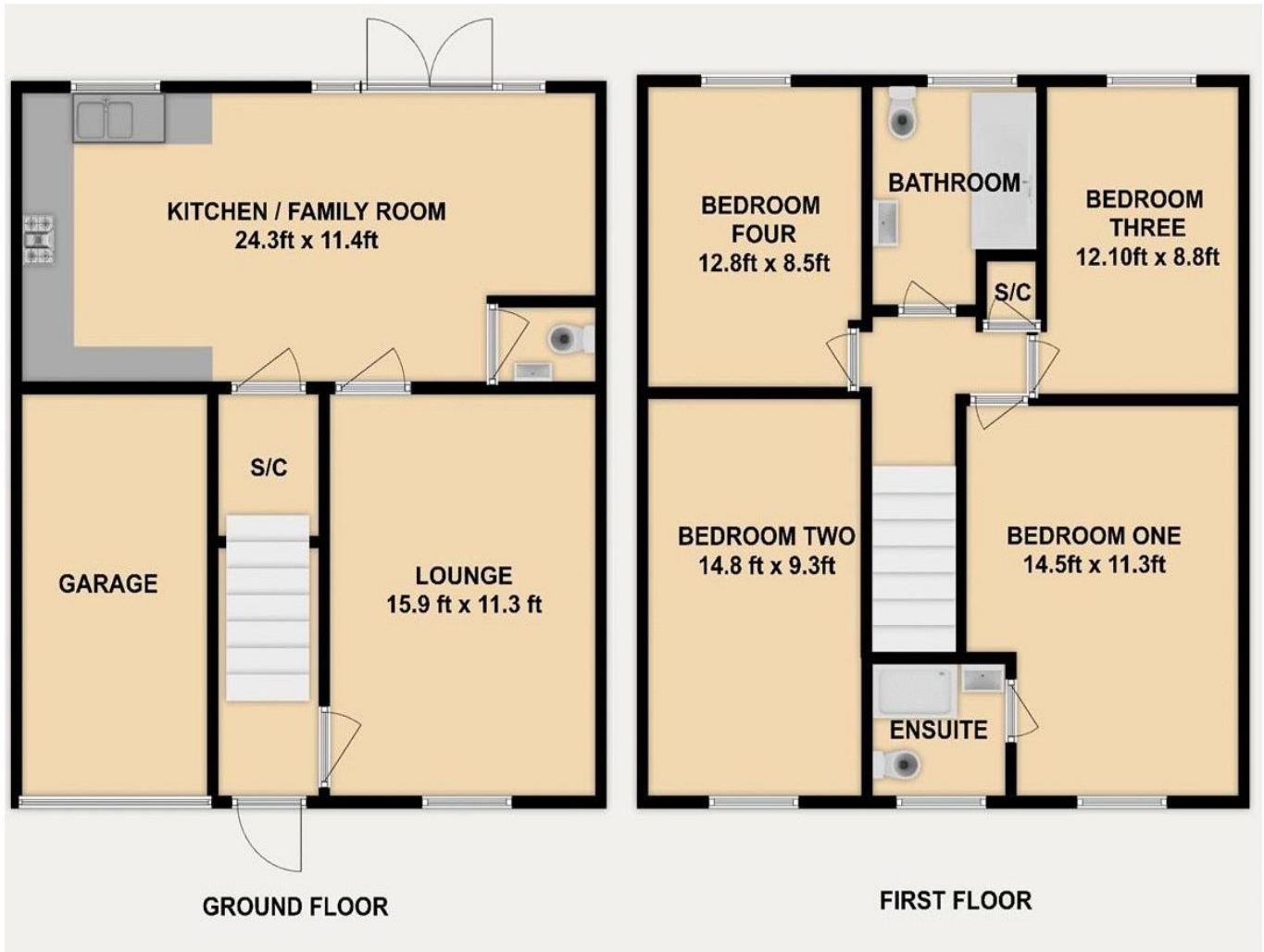
**Directions:** Leave the A55 at Junction 24 taking the first exit at the roundabout towards Abergele on the Rhuddlan Road. Continue through the town centre along Market Street and at the next mini-roundabout (Tesco) continue on the A547. Continue for just over half a mile passing entrance for Gwrych Castle and at the next roundabout take the second exit into the Bron y Castell development. Continue onto Rhyd y Mor, whereby the property will be seen on the left-hand side.











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