



MONOPOLY®
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Bryn Twr, Abergale LL22 8DD £270,000

Monopoly Buy Sell Rent is pleased to offer for sale this generously proportioned detached bungalow with a sunny southwest-facing garden situated in a sought-after location close to Abergale town centre. This well-presented property comprises a large lounge with central fireplace, a fitted kitchen, two double bedrooms, including a master WC, a wet room with non-slip tiles, a sunny southwest-facing garden complete with a charming summerhouse, a single garage and driveway provide convenient off-road parking.

Ideal detached bungalow for those seeking a peaceful yet well-connected lifestyle.
Offered for sale with No Onward Chain.

- Generously Proportioned Detached Bungalow
- Southwest Facing Garden with Summerhouse
- Sought After Location, Close To Abergale Town Centre
- No Onward Chain
- Two Double Bedrooms, Master with En Suite
- Single Garage with Driveway Providing Off-Road Parking
- Freehold Property; Council Tax Band D



Entrance Porch

The entrance hall is accessed through a UPVC porch, thoughtfully constructed with diamond leaded windows, matching panels, and a durable polycarbonate roof. The space features attractive red tiled flooring, adding warmth and character. Shelves provide convenient storage or display options, while a sturdy brown UPVC front door leads into the main hall, complementing the overall design.

Hallway

The hallway is L-shaped and has been newly carpeted, offering a fresh and welcoming feel. It provides access to all rooms in the property, ensuring a practical layout. An airing cupboard houses the hot water tank, adding useful storage space, while a radiator keeps the area warm and comfortable. A hatch in the ceiling allows access to the loft, offering additional storage potential.

Lounge

The lounge is a generous, dual-aspect room that enjoys plenty of natural light from a large diamond-leaded double glazed window to the front and a smaller window overlooking the side. At the heart of the space is a charming brick-built central fireplace housing an electric fire, creating a cozy focal point. The room features soft carpeted flooring and a coved ceiling that adds a touch of elegance. A radiator ensures the space remains warm and comfortable throughout the year.

Kitchen

The kitchen is light and bright, offering a welcoming and functional space for everyday living. It is fitted with a range of wall-mounted, base, drawer, and shelved units, complemented by tiled splashbacks for easy maintenance. A wall-mounted gas boiler is neatly positioned, and there is dedicated space for an electric oven, washing machine, and a dining table, making the room both practical and sociable. The tiled-effect vinyl flooring adds durability and style, while a coved ceiling enhances the room's finish. A double glazed window to the rear allows in plenty of natural light, and an external door provides direct access to the outside.

Wet Room

The useful room is thoughtfully designed with practicality and comfort in mind. It features non-slip tiled flooring and fully tiled walls, enhanced with a decorative border for a stylish touch. A walk-in shower with a thermostatic control and built-in seat provides ease of use and accessibility. A sleek vanity unit runs along one wall, incorporating both a sink and WC, offering a modern and streamlined look. Additional storage is provided by two wall-mounted units, perfect for keeping essentials neatly tucked away. Double glazed windows with privacy glazing to the rear allow natural light in while maintaining discretion.

Master Bedroom with WC

The master bedroom is a generous double, offering plenty of space and comfort. A double-glazed window overlooks the rear, allowing in natural light and is complemented by a radiator positioned beneath for warmth. The room features fitted triple wardrobes with overhead cupboards, providing excellent storage solutions. A coved ceiling adds a touch of character, while the convenience of a fitted WC and sink enhances the practicality of this well-appointed space.



Bedroom 2

Bedroom 2 is a spacious double room, featuring soft carpeted flooring and a coved ceiling that adds a refined touch. A double-glazed window overlooking the front allows for plenty of natural light, while a radiator beneath ensures the room stays warm and comfortable. There is ample space for storage cupboards, making this an ideal and versatile bedroom.

Garage

The single garage is a practical and secure space, accessed via an up-and-over door. Inside, it houses the gas meter and is equipped with power and lighting, making it suitable for a range of uses beyond just storage. The concrete floor offers durability, while shelving provides convenient storage solutions. A window allows natural light into the space, and a pedestrian door offers easy access without the need to open the main garage door.

Summerhouse

The recently built summerhouse offers a charming and comfortable outdoor retreat, perfect for relaxing with a good book or enjoying a glass of wine. Thoughtfully designed, it provides a peaceful space to unwind and take in the surroundings, making it a delightful addition to the garden.

Front Garden

The front garden features a practical concrete driveway leading to the garage, providing convenient off-road parking. Steps guide you up to the front door, creating an inviting entrance. Attractive 'Midnight' Physocarpus with 'Russian Sage', Perovskia Bluesette in between borders and well-tended vegetable patches add charm and a touch of nature to the space. A timber gate offers side access to the rear of the property, ensuring both functionality and ease of movement around the home.

Rear Garden

The rear garden enjoys a sunny southwesterly aspect, making it a perfect spot for relaxing or entertaining. Mainly laid to lawn, the space is complemented by mature borders that add colour and privacy. A recently built summerhouse provides a cozy retreat, while a paved patio area offers an ideal setting for outdoor dining. Practical additions include two timber sheds for storage, a coal bunker, and the entire garden is securely enclosed by panelled fencing, ensuring both safety and seclusion.

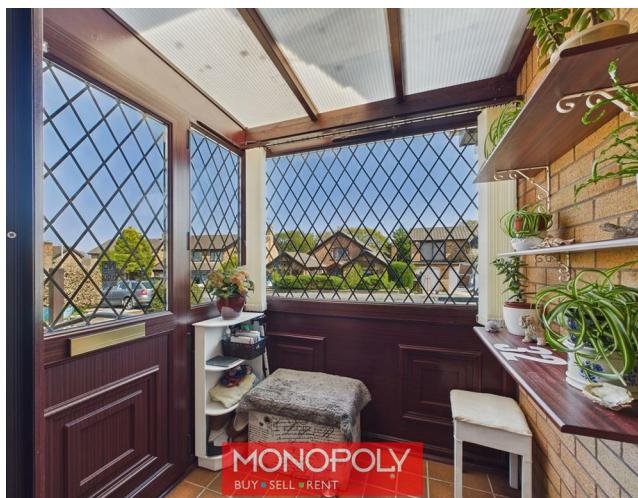


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01745 770575
denbighshire@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk





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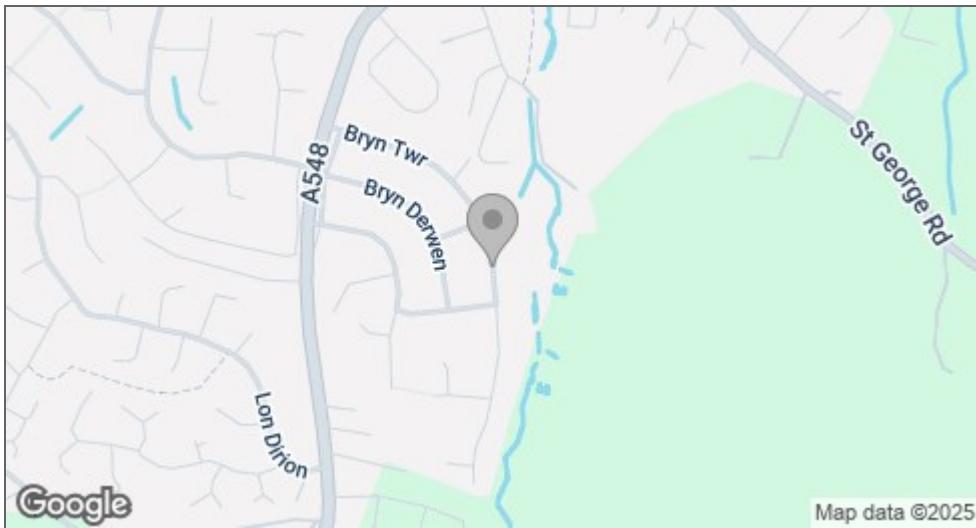
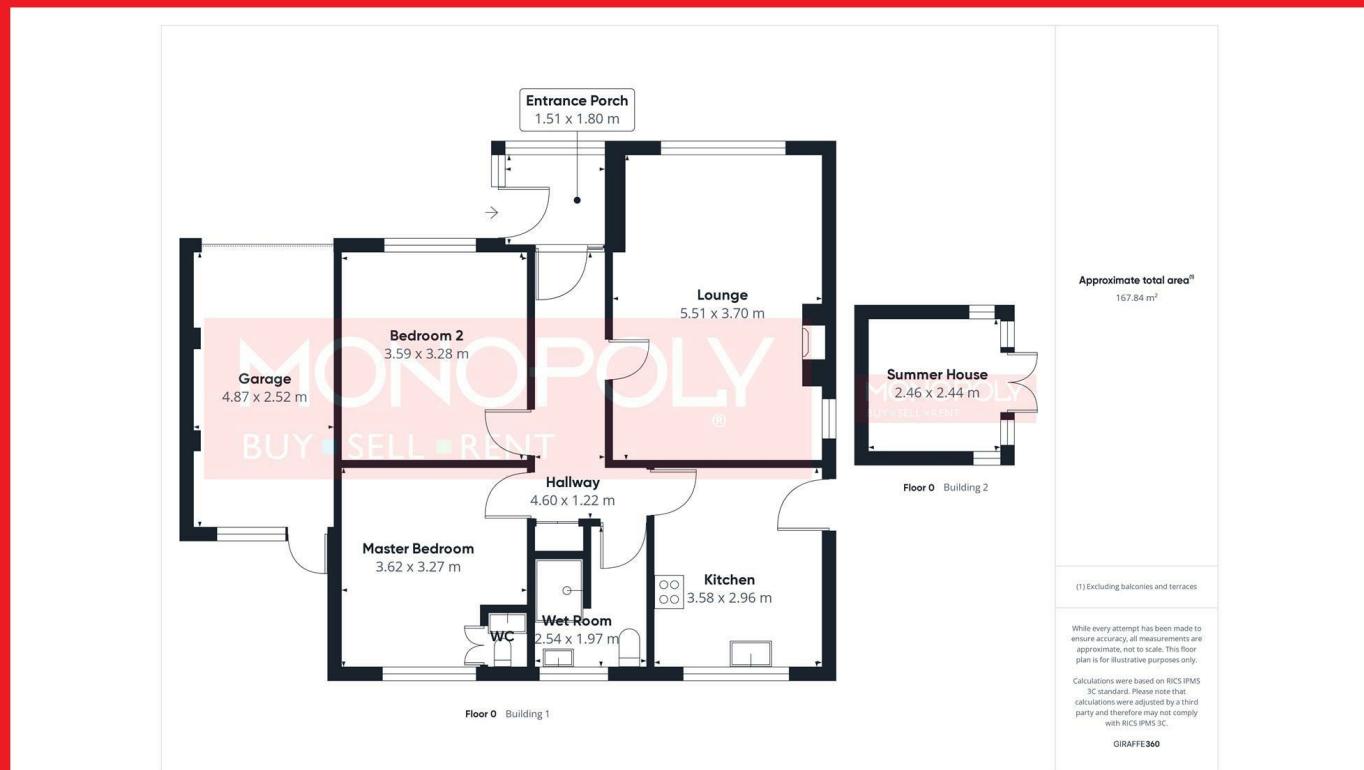
01745 770575
denbighshire@monopolybuysellrent.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		82
(81-91) B	C		64
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

