



Abergele Road, Betws Yn Rhos LL22 8AF Offers In Excess Of £210,000

Monopoly Buy Sell Rent is pleased to offer for sale this well-presented 3 double bed roomed detached dormer bungalow. Located in the rural village of Betws Yn Rhos with its local post office, garage, pub, hotel and restaurant, primary school and a church, famous for its twin spires. Within ten minutes drive to the coastal towns of Abergele and Pensarn and the A55 Expressway. The property is an ideal family home briefly comprising of an entrance hall, modern downstairs WC, fitted kitchen, dining room, lounge with fireplace, turned staircase leads up to the first-floor landing with airing cupboard, three double bedrooms and a generous bathroom. Externally the property has a driveway, single garage and a rear garden with a stream running at the bottom of the garden. No Onward Chain

- Detached Well Presented Property
- Garden with Running Stream
- No Onward Chain
- Council Tax Band E
- 3 Double Bedrooms
- Garage and Driveway Parking
- Sought After Village Location
- Tenure - Freehold



Entrance Hall

5.04 x 2.16 (16'6" x 7'1")

A uPVC double glazed front door leads you into this bright and airy hallway with coved ceiling, radiator, wood effect laminate flooring and Mexicano oak doors leading to all rooms with carpeted stairs leading up to the first floor.

Downstairs WC

1.56m x 1.04m (5'1" x 3'4")

Fitted with a white modern suite comprising of low flush WC and vanity unit with hand wash basin having tiled splashback, wood effect laminate flooring and obscure uPVC double glazed window allowing natural light.

Lounge

4.77m x 3.88m (15'7" x 12'8")

Generous lounge with feature fireplace housing a gas fire with marble effect hearth and timber mantle surround. Coved ceilings, radiator and uPVC double glazed window overlooking the rear garden with carpeted flooring.

Kitchen

3.216m x 2.95m (10'6" x 9'8")

Modern fitted kitchen with a range of off-white coloured wall-mounted, base and drawer units with butcher's block worktop having integral fridge/freezer, space for washing machine, stainless steel sink with swan neck mixer taps, four rings electric Lamona hob with extractor hood over and double oven and grill below. UPVC double glazed window overlooks the front and a uPVC double glazed rear door providing access out to the side of the property. Glazed double internal doors leading into the dining room.

Dining Room

3.69m x 3.10m (12'1" x 10'2")

Spacious room with a central feature gas-fired log burning effect fireplace with coved ceilings, dado rail, radiator and wood effect laminate flooring. UPVC double glazed door leads you out to the rear garden.

Landing

Carpeted landing with wooden balustrades, coved ceiling, radiator and loft access. Airing cupboard which also houses the hot water tank. UPVC double glazed window overlooking the front of the property and Mexicano oak door opening to all rooms.

Master Bedroom

4.50m x 3.10m (14'9" x 10'2")

Generous double bedroom with carpet flooring and built in wardrobe and long uPVC double glazed window overlooks the rear garden.



Bedroom 2

4.77m x 3.60m (15'7" x 11'9")

Spacious double bedroom with carpet flooring and built-in wardrobe and the uPVC double glazed window overlooks the rear garden.

Bedroom 3

4.12m x 2.50m (13'6" x 8'2")

Double bedroom with carpet flooring and the uPVC double glazed window overlooks the front of the property.

Bathroom

3.19m x 2.84m (10'5" x 9'3")

A vast bathroom fitted with a modern four-piece suite comprising of low flush WC, hand wash basin with vanity unit under, walk-in double shower with thermostatic shower and glass screen and bath with mixer tap. Laminate wood flooring and obscured uPVC double glazed window overlooking the front of the property.

Garage

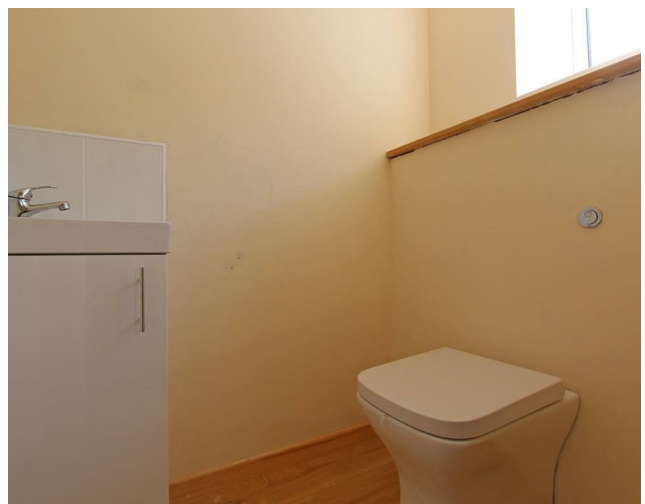
4.60 x 2.51 (15'1" x 8'2")

Single garage with concrete flooring housing the Worcester boiler and electric consumer unit.

Outside

To the front of the property, a concrete driveway descends down towards the single garage with low walling, slate chipping and mature trees and shrub borders adorn the front with paved steps leading down to the front door. A pathway leads down both sides of the property. The rear garden has a raised patio area which would be perfect for outdoor dining. A glass greenhouse and brick steps leads down to the lawned area and near the bottom of the garden is a running stream, the stream could be used to generate your own electricity! The garden is bounded by mature trees, shrubs, rose bushes and low wood fencing.



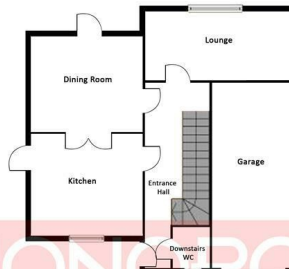




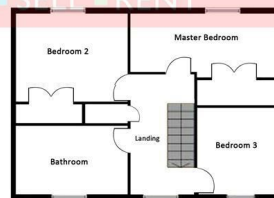




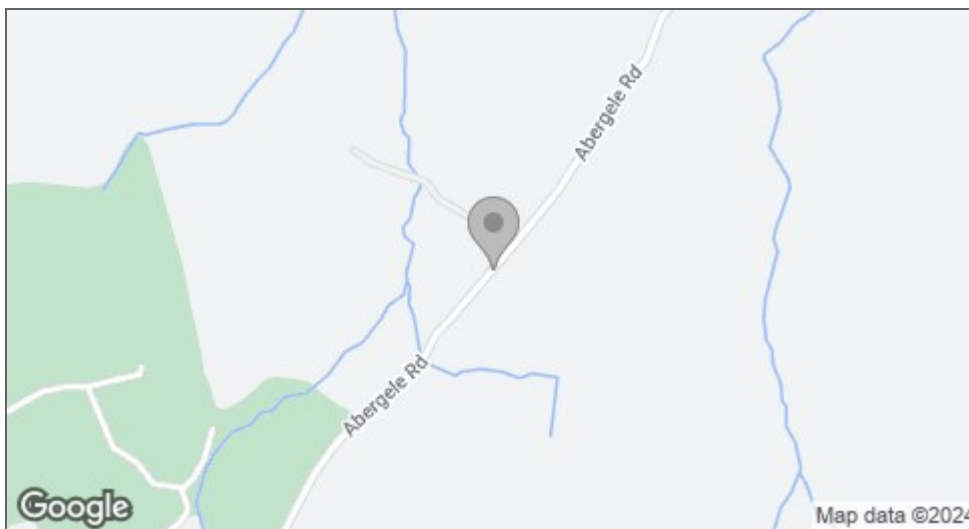
Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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.

