23 Cae Ddol, Abergele, Conwy, LL22 8FP

£249,950

🍋 3 💾 2 🚘 1



PETER LARGE

- ESTATE AGENTS ------



A modern and recently constructed semi detached house, part of the popular Bron Y Castell development, located on the outskirts of Abergele town. This estate was constructed in 2019/20 by reputable builders Castle Green and the property has all the refinements one would expect including a contemporary kitchen, en suite facility, gas central heating, double glazing, sprinkler system plus quality fittings throughout. There is a level and fully enclosed garden and parking for several vehicles on a large block paved driveway. Access to the A55 is within a few minutes drive, together with Tesco supermarket, a variety of shops, schools, bus services and the beach. An ideal and well presented family home.

abergele@peterlarge.com

01745 825<u>511</u>

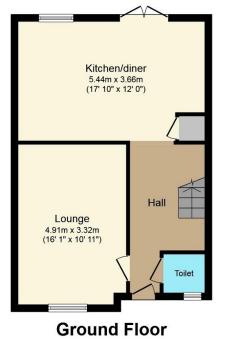
www.peterlarge.com



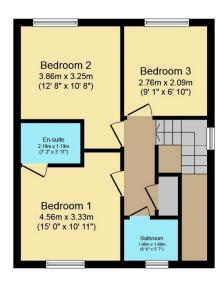
Key Features

- Modern property on new development
- Stunning kitchen diner
- En suite facility
- EPC rating B
- Freehold

- · Semi detached house
- Three bedrooms
- Ample driveway parking for several cars/ caravan
- Remainder of NHBC
- · Council Tax band C



Floor area 48.6 sq.m. (523 sq.ft.) approx



First Floor Floor area 45.9 sq.m. (494 sq.ft.) approx

Total floor area 94.6 sq.m. (1,018 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out to for guidance only and do not constidute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to theur accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate agents having carried out a walk through inspection. These sales particulars are prepared under the consumer regulations 2008 and are governed by the business from misleading marketing regulations 2008.