

7, Moelfre Path, Llanfair Road, Abergele, LL22 8DW

£725,000

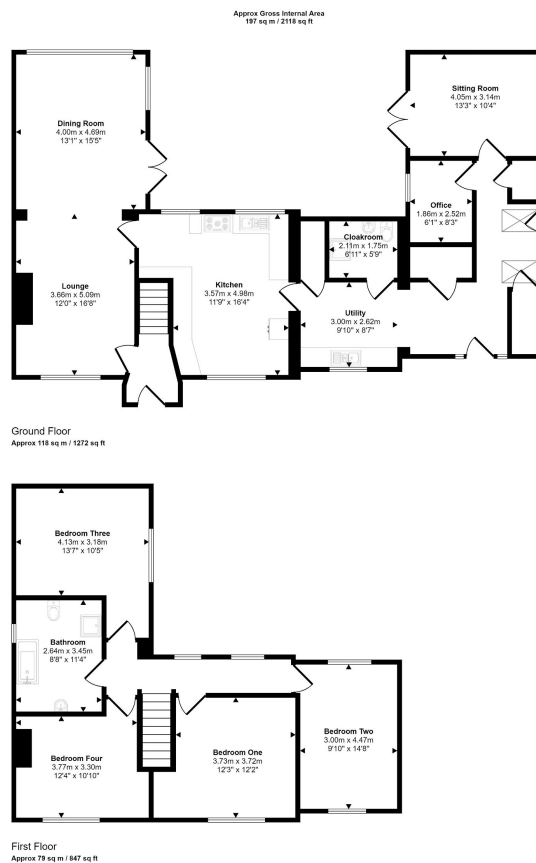
🛏 4 🚿 2 🚗 1



A most prestigious property located on the fringes of Abergele, set in an elevated position and surrounded by glorious countryside, yet within one mile of the town centre. This detached house has been the recipient of extensive improvements and, having been extended, now provides luxurious and extremely spacious accommodation. There is a large, welcoming hall, a lounge with feature fireplace, a contemporary, beautifully fitted kitchen plus four double bedrooms, all of large dimension. Karndean flooring and solid Oak internal doors compliment the interior. Added to this is approximately two acres of land and a double garage/workshop with a pitched roof which has considerable potential. Within easy reach of amenities including schooling for all age groups, a variety of shops, leisure facilities such as Abergele Golf Club and Gwrych Castle.

Key Features

- The perfect family house
- Top quality fixtures and fittings
- Four bedrooms
- Set in about two acres
- Freehold
- Conveniently located
- Spacious accommodation
- Large detached outbuilding
- EPC rating - G
- Council tax band - D



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

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute 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 their 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.