



**15 Clwyd Avenue, Abergele, Conwy,  
LL22 7NF**

**£280,000**

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**EPC - D61**

**Council Tax Band - C**

**Tenure - Freehold**

# Clwyd Avenue, Abergele

## 4 Bedrooms - Bungalow - Semi Detached

Located within the popular Abergele Town, this spacious and extended semi detached bungalow affords the entrance hallway, lounge, modern bathroom, stunning fitted kitchen with stairs to the upper loft bedroom, utility room, conservatory, three bedrooms plus en-suite shower room. Having double glazing, gas central heating, gravelled driveway, outdoor garden room to the side and a South facing rear garden with quarry tiled patio and pergola. EPC is D 61. Freehold. Council tax band C.



### Accommodation

Double glazed front door giving access into the hallway

### Entrance Hallway

Having radiator and door off:

### Lounge

14'10" x 11'11"

With wall light fittings, corner fire surround with inset fire, T.v connection, radiator and double glazed bay window to the front.

### Bedroom 2

13'11" x 9'2"

Having a radiator, built in wardrobes and double glazed bay window to the front.

### Bedroom 3

11'10" x 9'0"

Having a decorative fire surround in the corner, radiator and double glazed sliding door that lead into the rear conservatory.

### Bathroom

8'4" x 5'5"

Comprising of a built in toilet and vanity wash hand basin with gloss units and complementary mirror with lighting, panelled bath with mixer shower over and fitted shower screen, modern wall tiles, heated towel rail, glass-block window, extractor fan, spotlighting and vinyl flooring.

### Kitchen Diner

16'10" x 12'0"

Fitted with a wide range of wall and base units, marble effect worktop surfaces with matching up-stands, inset bowl and a half sink with mixer tap, space for a range style cooker with extractor fan over, integral fridge, exposed beams, radiator, window to the conservatory, double glazed side window, high gloss tiled flooring, stairs giving access to the loft bedroom. Door leading into the utility room.



## Utility Room

9'2" x 5'11"

Having high gloss floor tiles, radiator, void for a fridge freezer, plumbing for a washing machine & dishwasher, double glazed side door, built in double storage cupboard, inset spot lighting, door to the conservatory and door that gives access to the master bedroom.

## Bedroom 1

16'9" x 10'11"

On entry there is a walk in wardrobe with lighting, vertical radiators, spot lighting, vinyl flooring, double glazed French door to the private rear patio and double doors give access into the master en-suite shower room.

## En-Suite Wet Room

10'2" x 3'7"

Comprising of a built in modern toilet with wall flush, vanity wash hand basin, fully tiled walls and flooring with shower area, heated towel rail, extractor fan, wall light and double glazed rear window.

## Conservatory

18'0" x 10'2"

With high gloss tiled flooring, modern vertical radiator, fully double glazed with double glazed French doors that open out to the rear sunny aspect garden.

## Upper floor - Loft Bedroom 4

18'8" x 11'1"

Stairs from the dining area lead to this spacious room that offers ample built in wardrobes, some exposed beams, radiator and double glazed window.

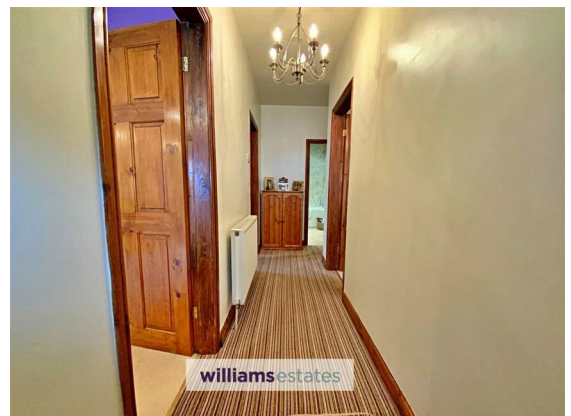
## Outside

The front offers a gravelled driveway with path to the front door. Side access to the outdoor garden room that benefits from having a power supply suitable for a hot tub.

The rear has been beautifully designed with low maintenance quarry style tiled flooring, raised patio and sun terrace, BBQ area plus a timber central covered gazebo.

## Directions

Proceed onto Wellington Road and head towards Kinmel Bay. Go over the Foryd bridge and continue along the coast road in the direction of Pensarn. At the roundabout turn left onto Dundonald Avenue and continue up the hill towards Abergele Town. Turn left onto Clwyd Avenue and this bungalow can be located on your right.





### Ground Floor

Floor area 123.8 sq.m. (1,332 sq.ft.) approx



### First Floor

Floor area 18.7 sq.m. (202 sq.ft.) approx

Total floor area 142.5 sq.m. (1,534 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 369444

[Rhyl@williamsestates.com](mailto:Rhyl@williamsestates.com)

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