

# williams estates



**22 Lon Y Mes, Abergele, Conwy, LL22  
7JG**

**£350,000**

 3  2  1  D

**EPC - D64    Council Tax Band - F    Tenure - Freehold**

# Lon Y Mes, Abergele

## 3 Bedrooms - Bungalow - Detached

A well presented three bedroom detached bungalow located in the historic town of Abergele. Briefly affording the entrance hall, living room, kitchen/diner, conservatory, utility, room, two shower rooms and three double bedrooms. Outside offers driveway parking, gardens and garage. Also benefiting gas fired central heating and double glazing. Council Tax Band F. Freehold. EPC rating 64D.

### Accommodation

Via a double glazed front door into the entrance porch.

### Entrance Porch

With double glazed door into the reception hall.

### Reception Hall

With loft access hatch, double radiator and built in airing cupboard.

### Living Room

19'0" into bay x 11'10"  
Having feature fireplace, double radiator, double glazed window to the side and double glazed box bay window to the front.

### Kitchen/Diner

13'1" x 15'7"  
Fitted with a range of wall, drawer and base units, worktop surfaces, built in double oven with four ring gas hob and extractor hood over, single drainer d=sink with mixer tap, tiled splash backs, space for tall standing fridge freezer, plumbing for dishwasher, space to dine, double glazed window to the rear and double glazed sliding patio doors to the conservatory.

### Conservatory

11'2" x 10'6"  
Being fully double glazed with solid insulated roof and has double glazed double doors opening onto the rear garden.

### Utility room

9'6" x 3'3"  
Having plumbing for washing machine, radiator and double glazed window to the rear.

### Shower Room

5'3" x 8'5"  
Comprising of a shower enclosure, wash hand basin, toilet, wall and floor tiling, radiator and double glazed window to the rear.

### Bedroom 1

11'3" x 11'10"  
With double radiator and double glazed window to the front.

### Shower Room

7'9" x 6'5"  
Comprising of a corner shower enclosure, vanity wash hand basin, toilet, wall and floor tiling, radiator and double glazed window to the side.

### Bedroom 2

13'5" x 10'6"  
With radiator and double glazed window to the rear.

### Bedroom 3

11'3" x 11'10"  
Having built in wardrobes with sliding doors, radiator and double glazed window to the front.

### Outside

The front offers a block paved driveway and a low maintenance front garden with well stocked evergreen beds. Side access to the side and rear gardens.

The rear garden is designed for ease of maintenance, with artificial grass, large composite decking area off the conservatory and well stocked borders with a variety of plants & shrubs. The side gardens are gravelled with timber garden shed and pergola



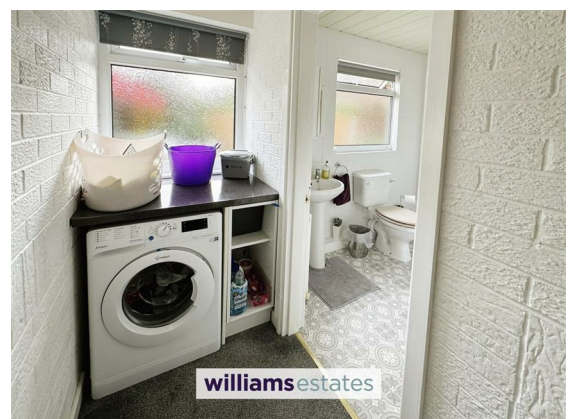
## Garage

19'0" x 9'8"

With roller shutter door, double glazed rear door, power and light.

## Directions

From the Rhyl office, head towards Abergele through Kinmel Bay and Towyn. At the traffic lights turn right into Abergele Town Centre, then left onto Chapel Street at the next set of traffic lights. Continue up Llanfair Road and turn right onto Lon Dirion. Take a left onto Lon Y Berllan and then right onto Lon Y Mes.





**Floor Plan**

Total floor area 131.4 m<sup>2</sup> (1,414 sq.ft.) approx

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

**Energy Efficiency Rating**

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</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>64</b>                  | <b>80</b> |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.