

**43 Cae Eithin, Abergele, Conwy, LL22
8FN**

£315,000

 3  2  1  B

EPC - B83

Council Tax Band - D

Tenure - Freehold

Cae Eithin, Abergele

3 Bedrooms - House

A beautifully presented, modern, three bedroom detached house situated in a sought after location of Abergele with easy access to the A55, shops, beaches, parks, and schools catering to all ages. The property briefly comprises of an entrance hallway, lounge, open plan kitchen diner, downstairs WC, three bedrooms, master with en suite and family bathroom. Outside offers driveway parking, enclosed South facing rear garden and garage facility. EPC rating 83B. Freehold. Council Tax Band D.



Accommodation

Via a composite front door giving access into the hallway.

Hallway

With Karndean flooring, radiator and stairs off to first floor accommodation.

Lounge

10'6" x 14'6" (3.22 x 4.43)

With wall mounted TV connection, Karndean flooring, radiator and double glazed window to the front elevation with fitted blinds. Door into the kitchen diner

Kitchen/Diner

19'7" x 10'2" (5.97 x 3.10)

Fitted with a range of modern wall, drawer and base units, complementary worktop surfaces and breakfast bar, built in oven and four ring gas hob with stainless steel splash back and extractor hood over, bowl and a half single drainer sink with mixer tap, integrated fridge freezer and dishwasher, plumbing for washing machine, high gloss floor tiling, double glazed window to the rear elevation with fitted blinds, double radiator, under stairs storage cupboard and double glazed patio doors with fitted blinds opening onto the rear garden. Door into downstairs WC



WC

3'4" x 5'3" (1.03 x 1.61)

Fitted with a push button toilet, pedestal wash hand basin, radiator, high gloss floor tiling and double glazed window to the rear.

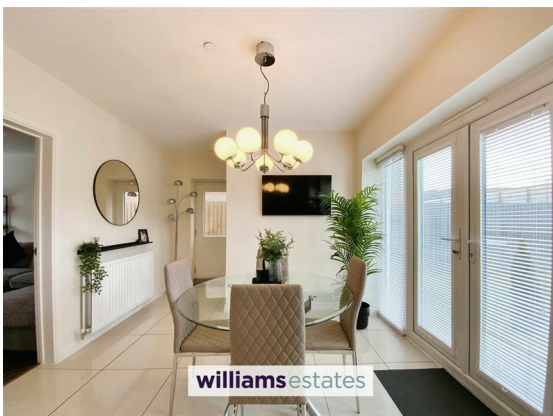
Landing

With radiator.

Bedroom 1

12'0" x 16'7" (3.66 x 5.08)

With mirrored wardrobes, radiator, double glazed window with fitted blinds to the front elevation and door into the en suite.



En Suite

8'4" x 5'5" (2.55 x 1.66)

Comprising of a shower enclosure, push button toilet, pedestal wash hand basin, heated towel rail, tiled flooring, extractor fan, shaver socket and double glazed window to the rear.

Bedroom 2

9'2" x 13'8" (2.80 x 4.17)

Having radiator and double glazed window to the front with fitted blinds.

Bedroom 3

10'10" x 8'3" (3.32 x 2.53)

Having radiator and double glazed window to the rear with fitted blinds.

Bathroom

6'5" x 8'3" (1.98 x 2.52)

Comprising of a panelled bath with shower over, glass shower screen, wall tiling, push button toilet, pedestal wash hand basin, extractor fan, heated towel rail, built in storage cupboard and double glazed window to the rear with fitted blinds.

Garage

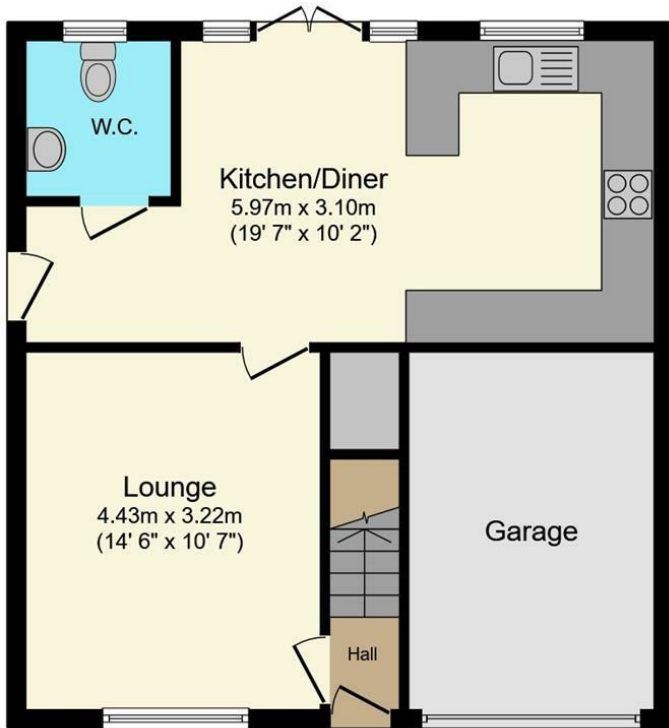
With up and over door, power and lighting.

Outside

The front garden is open plan with lawn and block paved driveway for two vehicles. Side access to the rear garden.

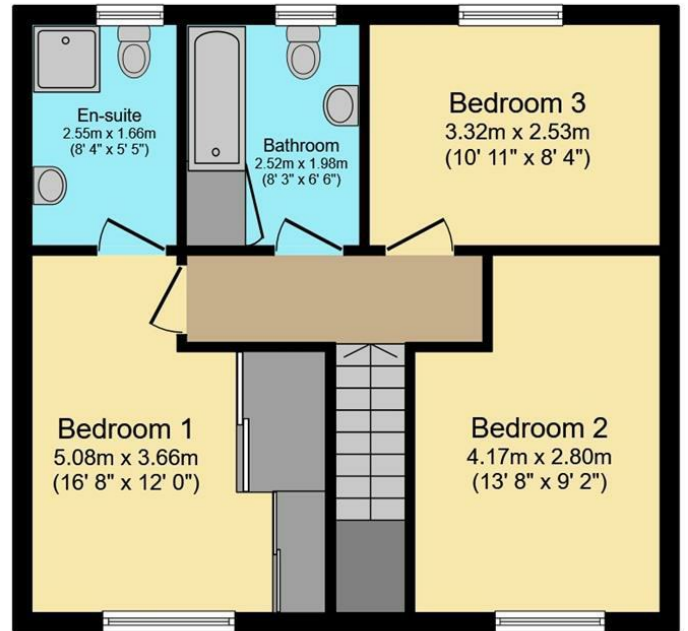
The rear South facing garden is enclosed and mainly laid to lawn with paved patio and decked area with Pergola.





Ground Floor

Floor area 54.6 m² (588 sq.ft.)



First Floor

Floor area 48.0 m² (517 sq.ft.)

TOTAL: 102.7 m² (1,105 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.

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