



Your Logo

Cae Ddol, Abergele, LL22 8FP

£280,000

3 2 1



Welcome to this stylish and modern 3-bedroom detached property, built in 2020 and located on a sought-after Bron y Castell development on the outskirts of Abergelle.

As you step inside, you're welcomed by a generous entrance hallway that includes a useful downstairs WC neatly tucked beneath the stairs—ideal for guests and everyday convenience.

The heart of the home is the open-plan living area, thoughtfully designed to combine the lounge, dining area, and kitchen into a spacious and sociable layout. The lounge offers a comfortable setting for relaxation, while the dining space, flooded with natural light from the rear patio doors, opens directly onto the family-sized garden.

The modern kitchen is finished to a high standard with sleek cabinetry and integrated appliances, providing both style and practicality for busy daily life.

Upstairs, you'll find three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room.

Additional highlights include an integral garage, ideal for storage or parking, and a private driveway with space for two vehicles. The combi boiler is housed in the garage, keeping it neatly out of sight and maximising indoor living space.

Entrance Hall -

Lounge/Diner - 7.20m x 3.48m

Kitchen - 2.26m x 2.93m

W.C -

Stairs to first floor accommodation -

Bedroom One - 3.18m x 4.91m

En Suite - 1.61m x 2.24m

Bedroom Two - 2.54m x 4.77m

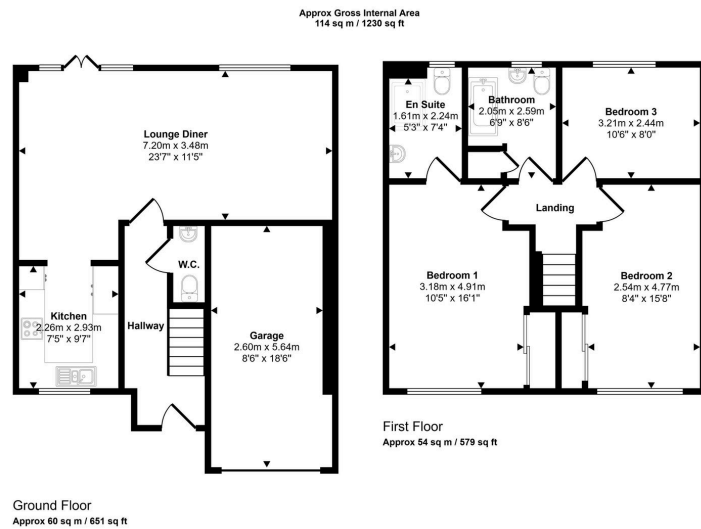
Bedroom Three - 3.21m x 2.44m

Bathroom - 2.05m x

Garage - 2.60m x 5.64m

Services - Mains gas, electric and drainage. Water is metered.





- Modern 3-bedroom detached home built in 2020
- Open-plan lounge, dining area, and contemporary kitchen
- Master bedroom with en-suite
- Integral garage and driveway parking for two vehicles
- Service charge - £292.92 per annum
- Sought-after development with excellent A55 access
- Patio doors leading to a private, enclosed rear garden
- Stylish family bathroom and convenient downstairs WC
- Ideal for commuters, families, or first-time buyers



llestates.co.uk
High Street, Rhuddlan LL18 2UA

01745 591811
sales@llestates.co.uk

Important notice: LL Estates. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and LL Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.