



15 Llŷs Y Mor,
£230,000

3 2 2



On arrival, you're greeted by a private driveway and a welcoming porch complete with a built-in storage cupboard. Step into the comfortable lounge, which offers a seamless flow into the dining room, enhanced by patio doors that open onto a private, low maintenance garden – perfect for entertaining or enjoying summer evenings. The modern kitchen features sleek units and integrated appliances, with a convenient side door to the garden, where two sheds offer ample storage. Upstairs, the master bedroom boasts an en-suite shower room, while the two additional bedrooms are ideal for children, guests, or a home office. The family bathroom is fitted with a full three-piece suite and shower over the bath.

Abergele is a thriving coastal town nestled between the beautiful North Wales coastline and the scenic hills beyond. The town offers a wealth of amenities, including popular high street shops, supermarkets, cafés, and local schools, all within close proximity. For commuters, Abergele provides easy access to the A55, linking you to Chester, Llandudno, and Bangor, while still enjoying the relaxed pace of seaside living. With nearby beaches, parks, and countryside walks, it's a location that offers the best of both worlds.

This lovely home is move-in ready, offering comfortable, practical living in a fantastic location. Early viewing is highly recommended.

Services - Mains Gas, electric, water and drainage.

EPC - C

Council Tax Band D - Conwy Country Council

Tenure - Freehold

Property Built - 1992

Boiler - installed 2023, located in porch cupboard

Loft - board and insulated. No ladder.

Broadband available - current provider BT.





- Three bedrooms – master with en-suite shower room
- Dining area with patio doors to the rear garden
- Handy porch with storage cupboard housing the boiler
- Low maintenance rear garden with sheds and side access
- Gas central heating and double glazing throughout
- Spacious lounge with open plan feel to the dining room
- Modern kitchen with integrated oven and hob
- Driveway parking to the front
- Family bathroom with three-piece suite and shower over bath



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