



## Queensway, Pensarn – LL22 7RE

£175,000 Freehold

This well presented home offers bright, modern interiors with a calm and neutral palette throughout, and is ideally located in Pensarn close to local amenities, the seaside town of Abergele, and excellent transport links.

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### Lounge

11' 9" x 12' 10" (3.58m x 3.91m)

A bright and elegant lounge featuring a large bay window that fills the space with natural light. Soft neutral tones and wood-effect flooring create a warm, inviting feel. The overall look is calm, contemporary, and beautifully balanced.

### Dinning Room

10' 8" x 12' 0" (3.25m x 3.66m)

A light and airy dining space with patio doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. Soft neutral tones and clean finishes create a fresh, modern feel, while natural light enhances the sense of space perfect for everyday meals or relaxed entertaining.

### Kitchen

6' 11" x 9' 4" (2.11m x 2.84m)

A bright and modern kitchen finished in a crisp white palette, featuring sleek cabinetry, built-in appliances, and stylish subway tile splashbacks. A large window above the sink floods the space with natural light and offers a lovely view of the garden, creating a fresh and inviting atmosphere.

### Conservatory

5' 10" x 12' 2" (1.78m x 3.71m)

A practical conservatory space offering plenty of natural light through large surrounding windows. Finished in neutral tones with a modern grey floor, it serves as a useful utility or storage area, with direct access to the rest of the home. Ideal for everyday functionality with potential for further personalisation.



**Bedroom 1**

10' 10" x 12' 5" (3.30m x 3.78m)

A calm and inviting main bedroom decorated in soft neutrals, offering a peaceful retreat. A large window draws in plenty of natural light, complementing the simple, elegant styling

**Bedroom 2**

10' 10" x 12' 6" (3.30m x 3.81m)

A bright and welcoming second bedroom with a soft neutral colour scheme and a large window that brings in plenty of natural light. The space feels fresh and inviting, offering a peaceful setting ideal for guests or family members.

**Bedroom 3**

7' 0" x 6' 9" (2.13m x 2.06m)

A bright and compact third bedroom finished in a fresh neutral palette. The space is versatile and well-presented, making it ideal as a guest room, home office, or dressing room.

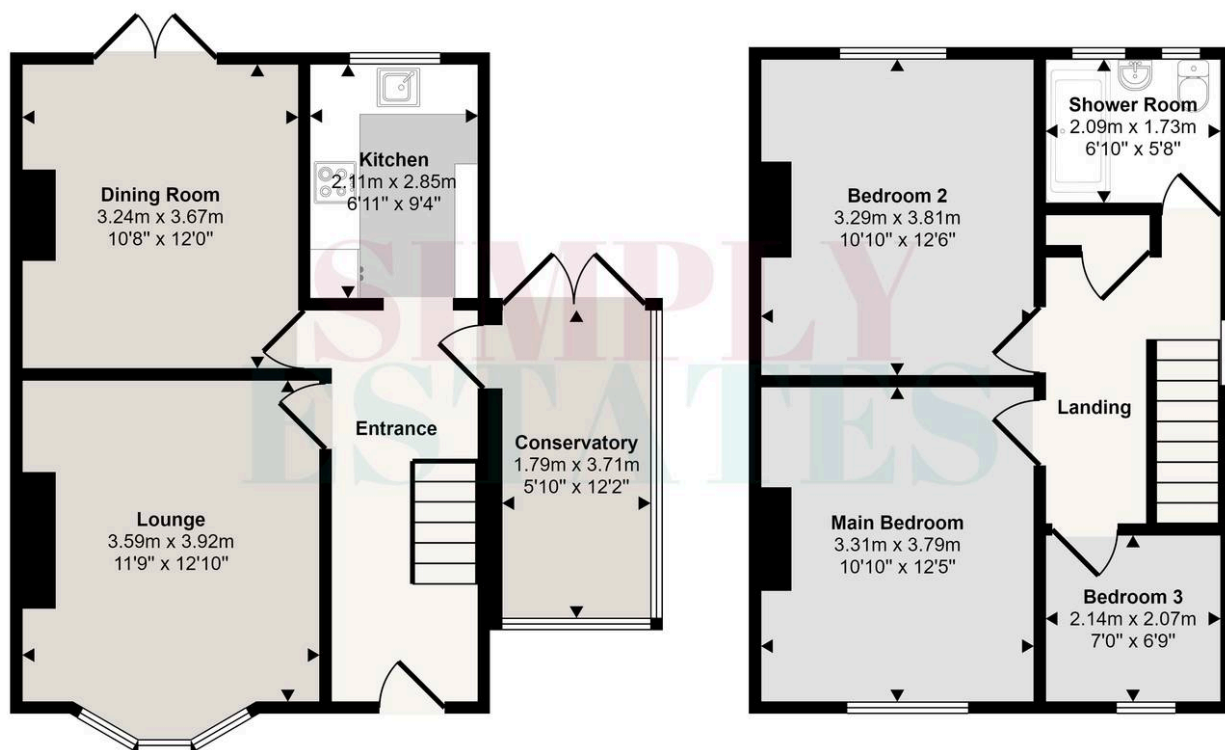
**Bathroom**

6' 10" x 5' 8" (2.08m x 1.73m)

A modern bathroom finished with sleek grey tiling, featuring a spacious walk-in shower and double aspect windows that fill the space with natural light. Clean lines and a minimalist vanity unit complete the fresh, contemporary look.



Approx Gross Internal Area  
94 sq m / 1015 sq ft



Ground Floor  
Approx 51 sq m / 548 sq ft

First Floor  
Approx 43 sq m / 467 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

A low maintenance rear garden with artificial lawn, gravel area, and timber decking with pergola. Enclosed for privacy, its a modern, easy care space ideal for relaxing or entertaining.

Disclosure: The seller is a member of staff at Simply Estates.

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