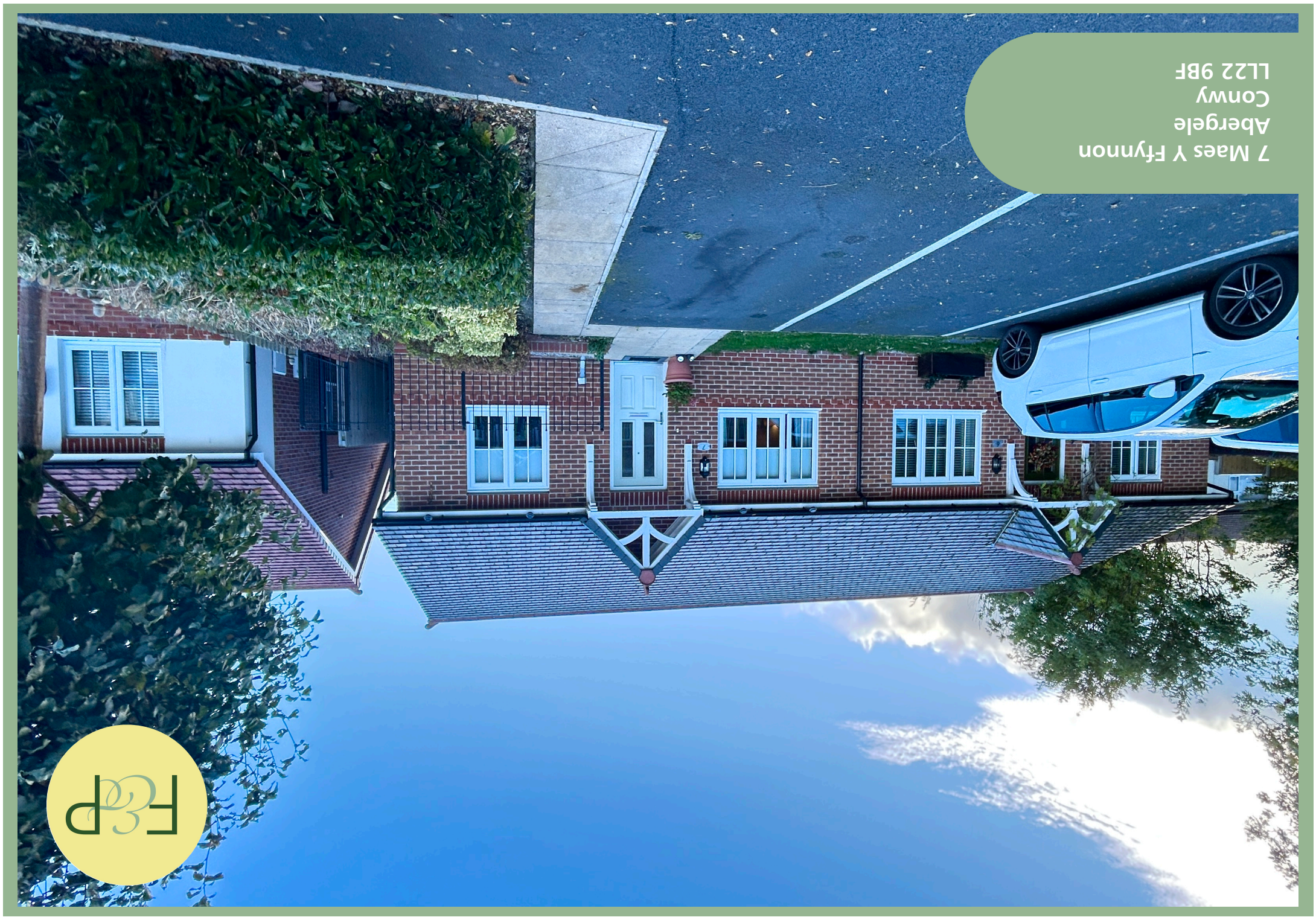
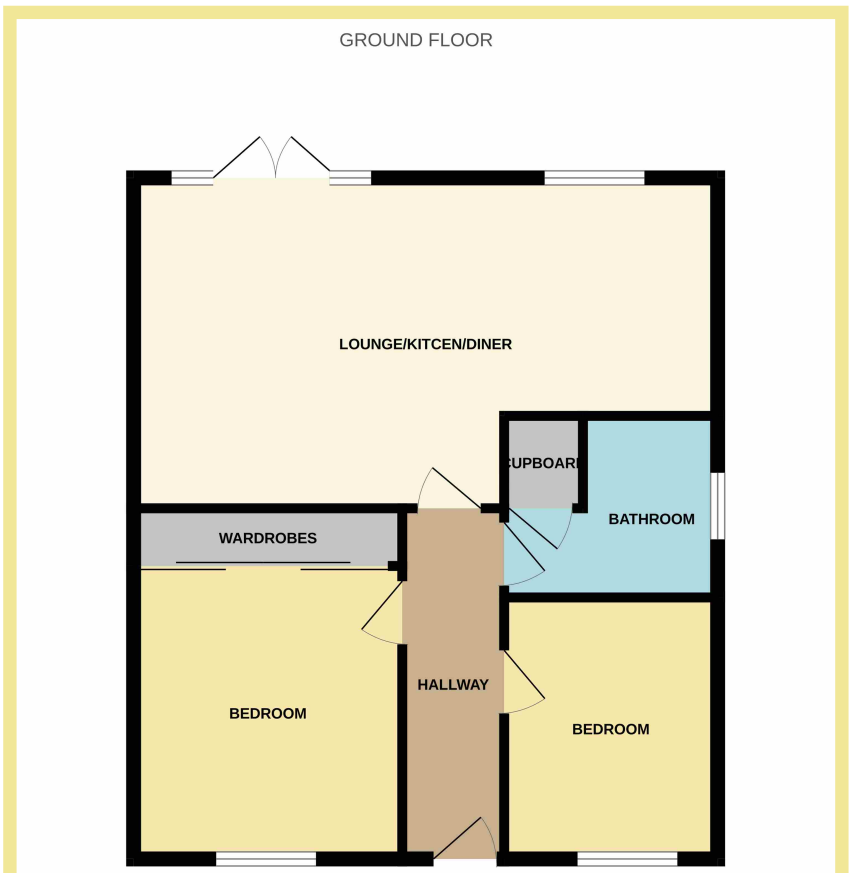
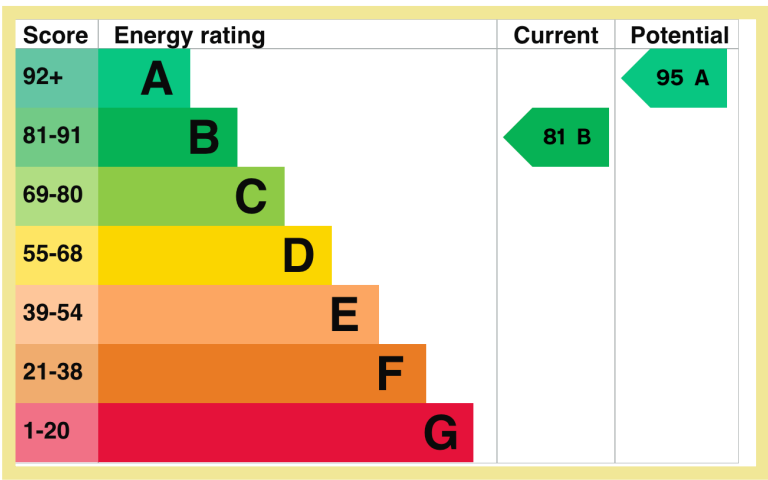






Fletcher & Poole

www.fletcherpoole.com

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED CLOSE TO LOCAL AMENITIES

Description

A well presented two-bedroom semi detached bungalow situated close to the local amenities of Abergele. This modern property is only 8 years old and benefits from UPVC double glazing and gas central heating.
Viewing is highly recommended to appreciate the presentation throughout, open plan lounge/kitchen/diner and private enclosed rear garden.
The accommodation briefly comprises, hallway, open plan lounge/kitchen diner, with modern fitted kitchen with integrated appliances and French doors onto the rear garden, large master bedroom with mirrored fitted wardrobes, a second smaller double bedroom and a modern family bathroom.
Outside to the front there is off road parking for two cars, the rear garden is enclosed with fenced borders with a flagged patio area, laid to lawn with mature trees and a summerhouse.

- ✓ WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ OFFERS MODERN OPEN PLAN LIVING
- ✓ ENCLOSED REAR GARDEN
- ✓ OFF ROAD PARKING FOR TWO CARS
- ✓ FREEHOLD

Lounge/Kitchen/Diner

22′ 8″ x 14′ 2″ (6.91m max x 4.31m max)





Bedroom One

13′ 11″ x 9′ 4″ (4.25m into wardrobe x 2.85m)



Bedroom Two

9′ 9″ x 8′ 5″ (2.98m x 2.57m)



Bathroom

8′ 8″ x 7′ 2″ (2.63m x 2.18m)



Airing Cupboard

2′ 6″ x 2′ 6″ (0.75m x 0.75m)

Location

The property is located in the town of Abergele with its local shops, schools, leisure centre, parks and amenities all nearby. There is easy access to the A55 dual carriageway for Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right towards the promenade, turn right onto the promenade, turn right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight across at the roundabout and join the A55 in the direction of Chester, leave the A55 at the junction signposted Abergele, proceed down the slip road to the roundabout, turn right and follow the road in the direction of Abergele, turn left onto St Georges Road, turn left onto Hendre Las and right onto Maes Y Ffynnon.

Council Tax Band: C (provided on www.voa.gov.uk)
Energy Performance Rating Band: B
Tenure: Freehold

2 Bedroom Semi Detached Bungalow

7 Maes Y Ffynnon
Abergele
Conwy
LL22 9BF

£219,950

Reference Number:RP4452
21/10/2026

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhos@fletcherpoole.com
web: www.fletcherpoole.com







