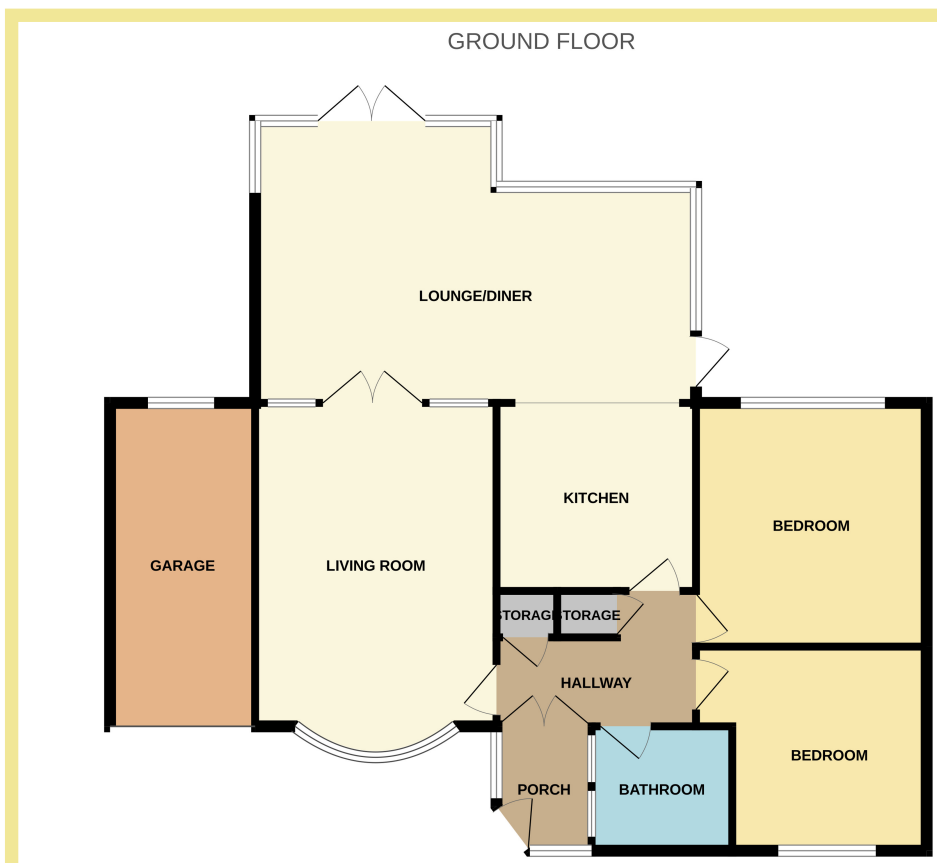


26 Kinmel Avenue
Abergele
Conwy
LL22 7LR



RP 4448

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

BEAUTIFULLY PRESENTED & EXTENDED TWO BEDROOM DETACHED BUNGALOW SITUATED IN A SOUGHT AFTER LOCATION

Description

This beautifully presented two bedroom detached bungalow is situated in sought after location and a short walk to Pentre Mawr Park, beach and close to the local shops, cafes & other amenities.
The property has been thoughtfully extended to the rear, creating a spacious and contemporary open-plan lounge, kitchen and dining area.
Further benefits include double-glazed windows and gas central heating.
The accommodation briefly comprises an entrance porch, hallway, living room with French doors opening into the impressive open-plan lounge/kitchen/diner with modern fitted kitchen with integrated appliances including oven, electric hob with hood and dishwasher. Two double bedrooms, shower room with underfloor heating and garage.
Outside, the rear garden is private and enclosed, beautifully landscaped with established plants and shrubs, a lawn and paved seating areas.
To the front is off-road parking, access to the garage and a further lawned area.
Viewing is highly recommended to fully appreciate the spacious accommodation and desirable location.

- ✓ BEAUTIFULLY PRESENTED & EXTENDED DETACHED BUNGALOW
- ✓ SITUATED IN SOUGHT AFTER LOCATION
- ✓ ENCLOSED REAR GARDEN
- ✓ OFF ROAD PARKING & GARAGE
- ✓ FREEHOLD

Porch

5’ 10” x 4’ 9” (1.79m x 1.45m)

Lounge

15’ 11” x 12’ 5” (4.85m x 3.78m)



Kitchen

9’ 10” x 9’ 3” (2.99m x 2.83m)



Garage

16’ 10” x 7’ 3” (5.12m x 2.20m)

Lounge/Diner

23’ 1” x 14’ 4” (7.03m x 4.37m)



Bedroom One

12’ 7” x 11’ 5” (3.83m x 3.49m)



Bedroom Two

11’ 5” x 10’ 2” (3.49m x 3.10m)

Shower Room

6’ 1” x 5’ 6” (1.84m x 1.67m)



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/Rhyl. At the roundabout, take the 4th exit onto Dundonald Ave, turn right onto Market Street, at the roundabout, take the 1st exit and stay on Market Street, turn right onto Sea Road, take second left onto Alexandra Road and first right onto Kinmel Avenue.

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

2 Bedroom Detached Bungalow

26 Kinmel Avenue
Abergele
Conwy
LL22 7LR

£349,950

Reference Number:RP4448
20/10/2026

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









