## **11 Lon Y Dryw, Belgrano, Conwy, LL22 9XZ** £175,000

🍋 3 🕒 1 🚘 1



PETER LARGE

ESTATE AGENTS ------

This three bedroom, semi detached house is situated in a popular seaside location, in a quiet cul de sac and is being offered as chain free. The house comprises of three bedrooms, spacious lounge, kitchen/diner and shower room. The property also benefits from driveway parking, a south facing garden with countryside views, uPVC double glazing and gas central heating throughout. Belgrano is close to the sea front, regular bus services and is within two miles of Abergele town centre with its many shops and amenities. The A55 Expressway can be accessed nearby and provides a quick commute along the North Wales coastline and beyond.

abergele@peterlarge.com

01745 825511

www.peterlarge.com

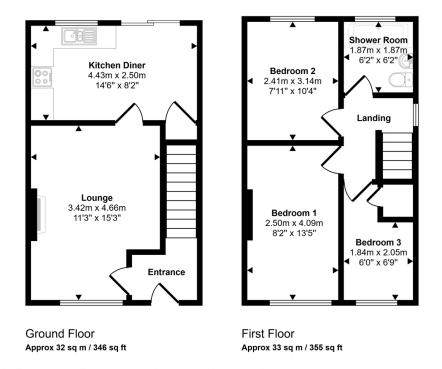
## **Key Features**

- Chain Free
- · Three bedrooms
- Coastal location
- Kitchen with dining area
- EPC C

- Semi detached home
- Countryside views
- Shower Room
- Tenure Freehold
- Council Tax C

Approx Gross Internal Area 65 sq m / 701 sq ft

PETER LARGE



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.

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out to for guidance only and do not constidute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to theur accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate agents having carried out a walk through inspection. These sales particulars are prepared under the consumer regulations 2008 and are governed by the business from misleading marketing regulations 2008.