

## Dolhyfryd, Rhuddlan Road, Abergele, LL22 7HL

£350,000

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**SIGNIFICANT REDUCTION.** A substantial family house with the bonus of an annex, which is ideal for rental purposes. The spacious accommodation includes three reception rooms, large kitchen/dining room plus utility room, four bedrooms and a charming bathroom with a four piece suite. The attached annex has its own entrance, lounge, fitted kitchen, two double bedrooms and bathroom, offering a perfect long term let/holiday rental or accommodation for a dependant relative. Gas central heating and double glazing is installed throughout both properties. There is ample forecourt parking and a double garage offering further enhancement. To the rear of Dolhyfryd is a good size rear garden with gates allowing further parking.

## Key Features

- Prestigious family house
- Three reception rooms
- Double garage
- Large garden
- Council tax band - F
- No forward chain
- Four bedrooms
- Separate two bedroom annex
- EPC rating - House E - Annexe D
- Freehold



Total floor area 212.4 sq.m. (2,287 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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