

Abergele Road, Llanddulas, Abergele

Asking Price: £195,000

Beresford Adams







This stunning, modern home was only developed around 2020 and offers spacious, stylish living accommodation whilst offering the most superb, sea and coastal views. Formerly the site of The Dulas Arms, this building was expertly converted into just a handful of stunning properties, offering modern living in a property and location steeped in history.

The internal accommodation of this delightful maisonette briefly affords; Entrance Vestibule offering ample storage space for bikes, prams, coats etc. and steps down to the entrance hall. There is a master bedroom with double doors leading out to a decked seating area enjoying those wonderful views and a modern, four-piece bathroom complete with corner shower, large bath, pedestal wash hand basin and low-rise WC. To the first floor, the second double bedroom also enjoys that fabulous outlook. Leading off the landing the open plan living/kitchen area enjoys a panoramic sea and coastal outlook from two large, double glazed bay windows. The kitchen area has been expertly designed and offers integral oven, hob and extractor hood, ample space for white goods, wall and base units with worktops over.

The property is sold on a leasehold basis (999 years from 2020), there is nil ground rent and the service charges at the time of listing are £50 per month.

Llanddulas is a small Welsh Village, nestled between Old Colwyn and Abergele, it enjoys its own beach, the historic Gwrych Castle Wood whilst still being ideally placed for access to the A55 Expressway and other main transport links.



Total floor area 81.5 m² (877 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Council Tax Band: **TBC**

Tenure: **Leasehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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