

Garth Gopa, Llanddulas, Abergele

Offers in the region of: £350,000

Beresford Adams













This well presented home offers an ideal base for enjoying the best of North Wales living. Having been thoughtfully extended over the years by the current owners, this traditional three bedroom property has been transformed into a spacious four bedroom detached home ideal for family living. Enjoying sea and coastal views from the front elevation and in a quiet cul-de-sac position.

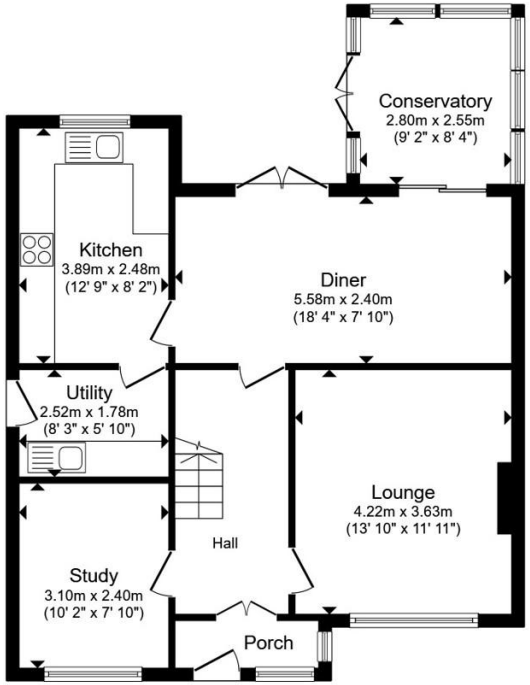
In brief, the accommodation comprises: an entrance porch opening into a welcoming hallway, with access to a versatile additional room that can be used as a study, playroom, or even an extra ground floor bedroom if required. The home offers a generous lounge with a feature fireplace, a good-sized dining room with space for a sitting area creating a fantastic family space, a fitted kitchen, utility room, and a lovely conservatory overlooking the sunny rear garden. To the first floor, a spacious landing leads to four double bedrooms, including a primary bedroom with a walk in dressing area and a modern shower en suite. A contemporary family bathroom completes the accommodation.

Further benefits include gas central heating, double glazing, and ample off road parking. The front of the property features a neat lawned garden with gated side access leading to the rear. The rear garden is a true highlight, having been carefully landscaped over the years to create an attractive and private outdoor space. It offers a lower level paved patio seating area, a lawn with well established flowerbeds and shrubs, and plenty of room for family enjoyment.

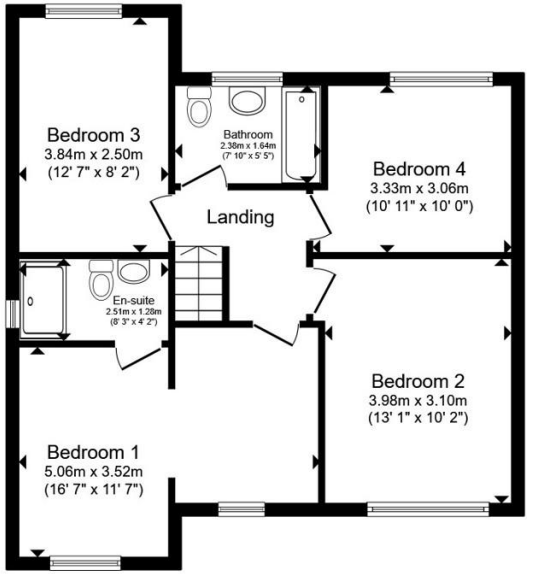
To the other side of the property is a covered area, ideal for drying, additional storage, or housing a garden shed. This sunny, fully enclosed garden provides a delightful and secure space to relax.







Ground Floor



First Floor

Total floor area 135.6 m² (1,460 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.propertybox.io

Beresford Adams







Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01492 533337
E: colwynbay@beresfordadams.co.uk
22 Conway Road, Colwyn Bay, Conwy, LL29 7HT

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.

Beresford Adams is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: COW_COW260126_R6PL_8