



**Pandy Tudur
Abergele
Conwy
LL22**

Offers In Excess Of £175,000

bettermove

Abergele

Bettermove are proud to present this 2 bedroom semi-detached house in Pandy Tudur.

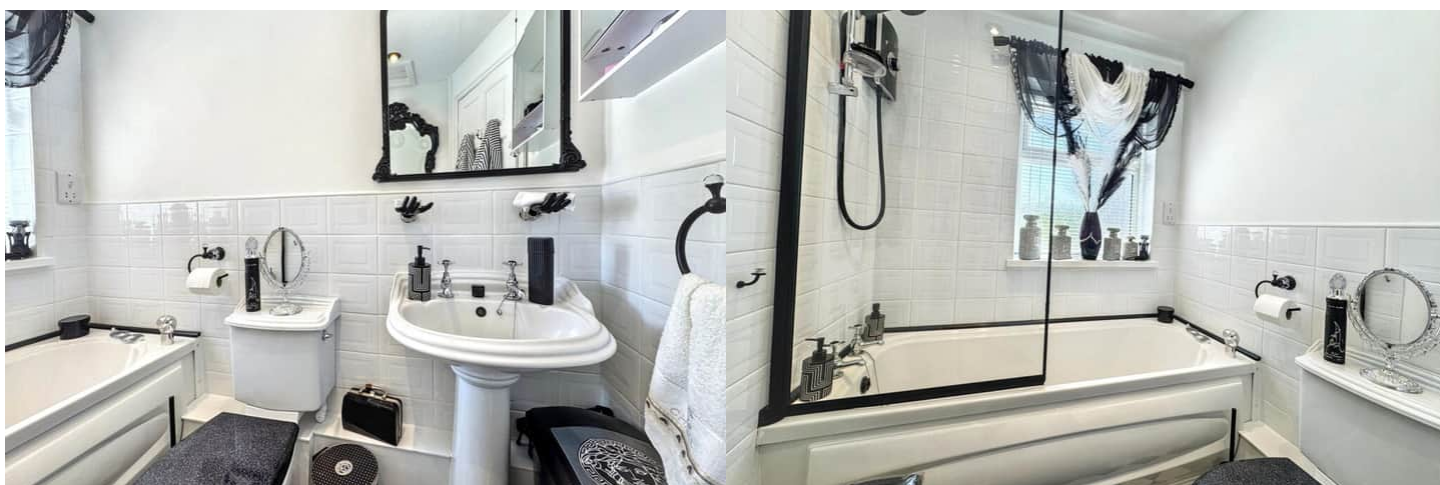
This property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is C.

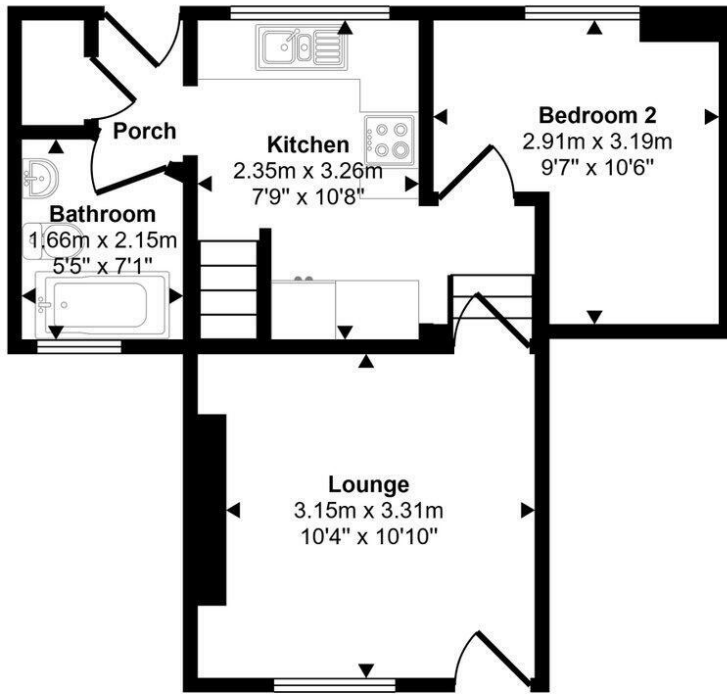
The interior of this beautifully presented property comprises a spacious living and dining area, fitted kitchen, one double bedroom, and the family bathroom on the ground floor. The first floor consists of the second double bedroom. The exterior boasts a private rear garden, with stunning views of the surrounding countryside, perfect for enjoying the summer months.

Located in the sought after village of Pandy Tudur, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Pont-y-Pant train station, a variety of local bus routes and close access to the A470.

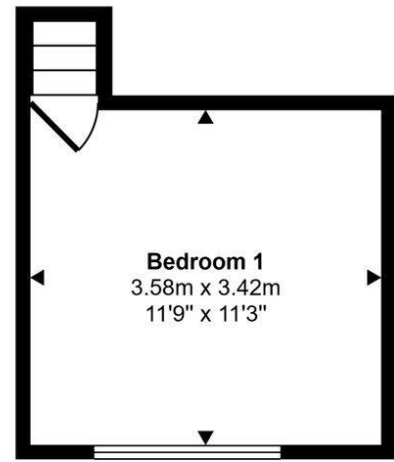
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Approx Gross Internal Area
49 sq m / 523 sq ft



Ground Floor
Approx 36 sq m / 385 sq ft



First Floor
Approx 13 sq m / 138 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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