



Water Street, Abergele LL22 7SH £150,000

Monopoly Buy Sell Rent is pleased to offer for sale with NO ONWARD CHAIN this charming three-bedroom mid-terraced property located in the centre of the historic town of Abergele, this property is within walking distance to all local shops and supermarket, public transport links, and close to the A55 expressway. The accommodation briefly comprises hallway, lounge with a feature fireplace, dining room, kitchen, two double bedrooms, a single bedroom, large bathroom, and a decked rear yard. Ideal first-time buy or an investment property!

- Mid Terraced Property
- Good Sized Bathroom
- Ideal for First Time Buyers or Investors
- Council Tax Band C
- Three Bedrooms
- Walking Distance to all Local Amenities
- No Onward Chain
- Freehold Property



Hallway

5.16 x 1.77 (16'11" x 5'9")

A uPVC front door leads you into this spacious hallway with wood laminate flooring, stairs lead you up to the first floor with a useful storage cupboard underneath, picture rail, radiator, and doors lead into the lounge and dining room.

Lounge

3.90 x 3.45 (12'9" x 11'3")

A good-sized lounge with a central feature fireplace housing a gas fire with stone surround and a timber mantle, a large double-glazed window with a deep sill overlooks the front of the property, and an opening leads you into the dining room with radiator and wood laminate flooring.

Dining Room

3.90 x 3.12 (max) (12'9" x 10'2" (max))

The wood laminate flooring continues through from the lounge into this spacious dining room which has a storage cupboard that houses the Worcester boiler, a double-glazed window with a deep sill overlooks the rear of the property, and a door frame leads you through into the kitchen.

Kitchen

3.23 x 1.90 (max) (10'7" x 6'2" (max))

Fitted with a range of base, wall, and drawer units with woodblock effect laminate worktops, stainless steel sink, tiled splashbacks, and spaces for white goods with a fitting for an electric or gas cooker. A small window overlooks the rear of the property and a door opens out to the rear yard.

Landing

Wooden stairs with carpeted treads lead you up to the landing with doors leading to all rooms.

Master Bedroom

3.92 x 3.02 (12'10" x 9'10")

A double-glazed window overlooking the front of the property brings in plenty of natural light into

this generous double bedroom with carpeted flooring, built-in storage shelves with rails, and radiator.

Bedroom 2

3.90 x 2.96 (12'9" x 9'8")

A carpeted double bedroom with a double-glazed window overlooking the rear of the property with a deep sill and a radiator on the chimney breast.

Bedroom 3

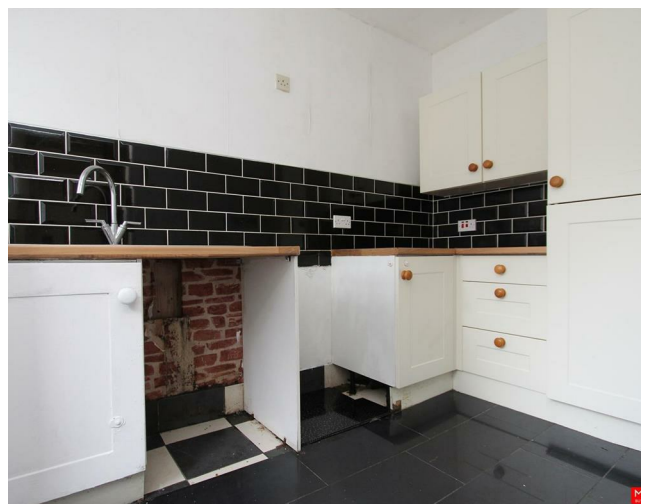
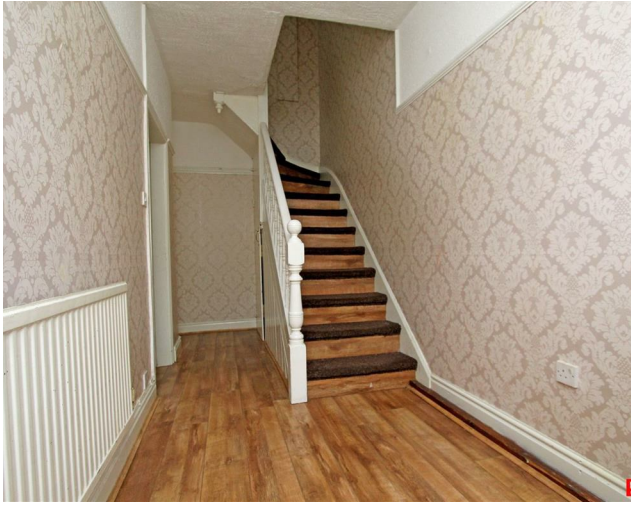
2.54 x 2.20 (8'3" x 7'2")

Single bedroom with carpeted flooring having a double-glazed window overlooking the front of the property with a radiator.

Rear Yard

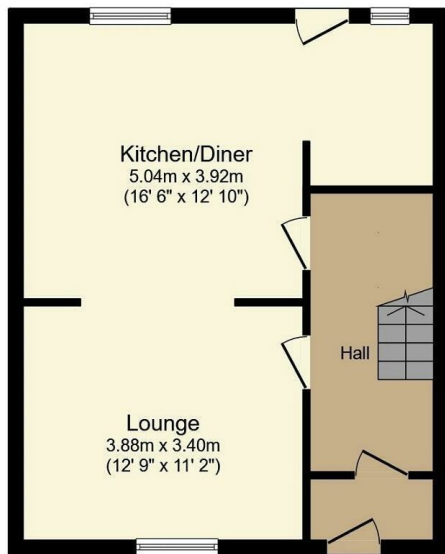
A fully timber-decked backyard with stone wall perimeters having steps leading up to a timber gate to the shared pathway.





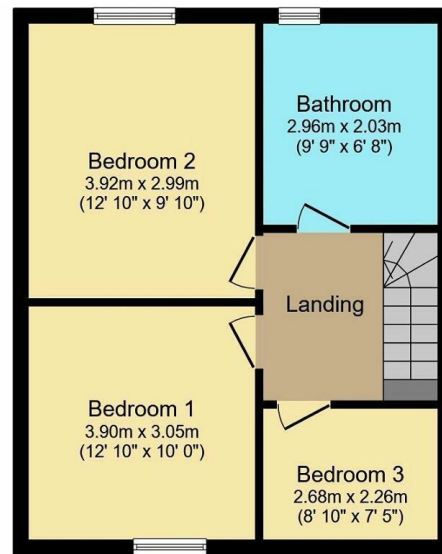






Ground Floor

Floor area 44.6 sq.m. (480 sq.ft.) approx



First Floor

Floor area 44.6 sq.m. (480 sq.ft.) approx

Total floor area 89.2 sq.m. (960 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(54-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

