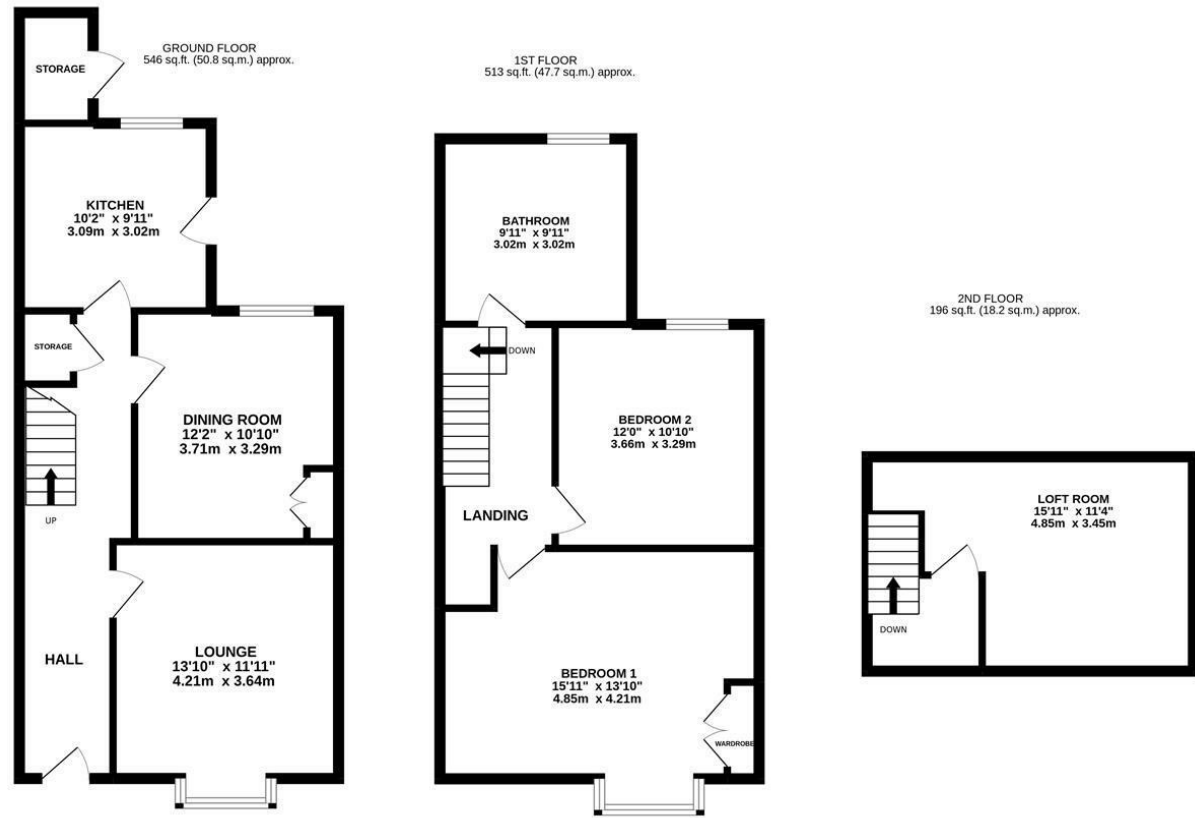


P J B

Prys Jones & Booth



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



8 Gele Avenue, Abergele, LL22 7BB

£180,000



# 8 Gele Avenue, Abergele, LL22 7BB

£180,000



## Tenure

Freehold

## Council Tax Band

C - Average from 01-04-2024 - £1,898.54

## Property Description

The property comprises a timber door with lead stained glass inserts opening into a welcoming entrance hall laid with what are believed to be the original 'quarry tiles' flowing into multiple rooms on the ground floor, a bright and spacious lounge has a stunning, exposed brick inglenook fireplace with a timber mantle housing a multi fuel burning stove and has dual mock sash windows, a second reception room is accessible off the entrance hall, benefitting from a storage cupboard and has plenty of room for a large dining table & chairs. A roomy kitchen is fitted with wall and floor mounted units while benefitting from an integrated electric oven and a four-burner electric hob, allows ample room for a washing appliance & a free standing fridge freezer. A timber stable door opening from the kitchen gives access to the rear garden.

The first floor accommodation comprises a substantial primary bedroom with a fitted wardrobe and a cast iron fireplace, while offering plenty of room for additional freestanding wardrobes or chest of draws, a second double bedroom looks onto the rear aspect of the property with ample room for wardrobes, a versatile loft room is accessible off the landing area via a staircase and is currently being utilised as an additional bedroom that enjoys views of Gele parc and both Coed Y Gopa Woodlands & Tower Hill. Completing the first-floor accommodation is a partially tiled four-piece family bathroom with an enclosed shower cubicle.

The property further benefits from gas central heating via a recently installed combi boiler (circa 2020), double glazing throughout, and a low maintenance, enclosed rear courtyard garden lid with brick paving and a handy outbuilding for storage.

Over the current period of ownership, the property has been lovingly maintained and tastefully decorated throughout while maintaining the true character of the property and is ready for immediate occupancy.

## Key Feature

A key feature of the property would be its location. Situated on Gele avenue, the property is surrounded by that of a similar build and is conveniently located within a moments walk of Abergele Town Centre, providing easy access to the local infant, primary and secondary schools, a range of local shops, gastro pubs, cafes and other local amenities. The A55 is within 0.4 miles for those looking to commute along the North Wales Coast.

## Lounge

13'10 x 11'11 (4.22m x 3.63m)

## Dining Room

12'2 x 10'10 (3.71m x 3.30m)

## Kitchen

10'2 x 9'11 (3.10m x 3.02m)

## Bedroom 1

15'11 x 13'10 (4.85m x 4.22m)

## Bedroom 2

12' x 10'10 (3.66m x 3.30m)

## Loft Room

15'11 x 11'4 (4.85m x 3.45m)

## Bathroom

9'11 x 9'11 (3.02m x 3.02m)

## Abergele

Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves

both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

## Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of

Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

## Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

