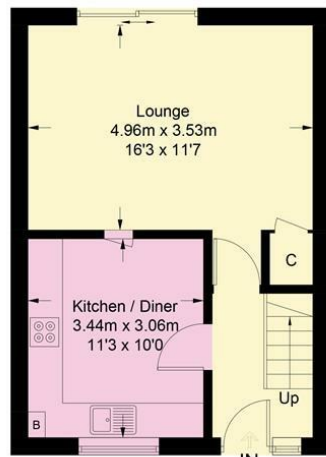
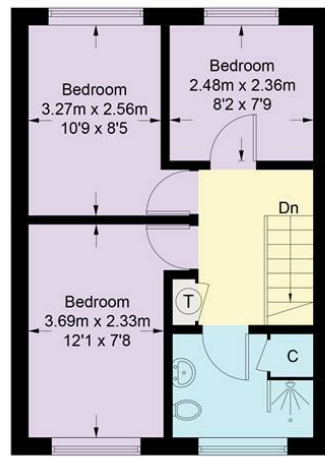


31 Pentre Mawr Abergele LL22 7PL

Approximate Gross Internal Area = 71.2 sq m / 766 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. FloorplansUsketch.com © 2023 (ID973807)

Energy Efficiency Rating	
Current	Potential
71	88

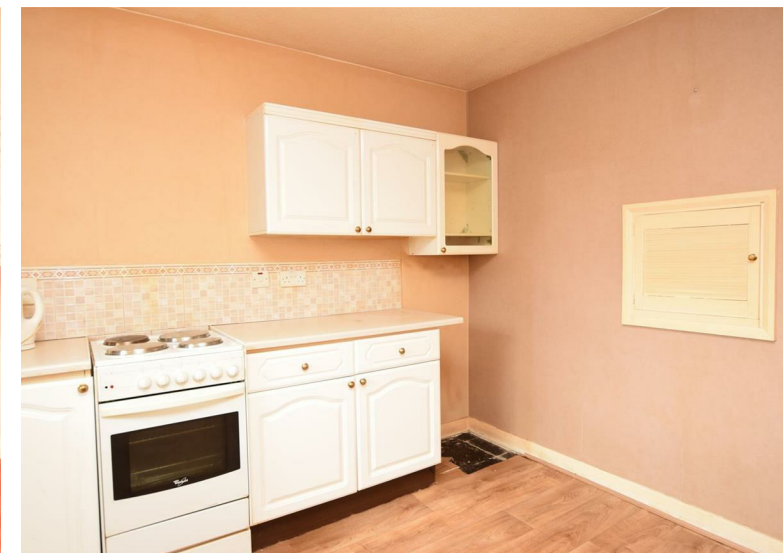
Environmental Impact (CO ₂) Rating	
Current	Potential

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.



31 Pentre Mawr, Abergele, LL22 7PL

£145,000



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£145,000



Tenure

Freehold

Council Tax Band

B - Average from 01-04-2024 £1,661.23

Property Description

The property comprises a timber glazed door opening into a welcoming hallway with open storage available beneath the stairs.

A spacious lounge benefits from an under-stair storage cupboard and has uPVC double glazed sliding doors opening onto the rear garden.

The kitchen/breakfast room is fitted primarily with base mounted; kitchen units finished with a tiled splashback and offers ample room for free standing kitchen appliances and plumbing for a washing appliance.

The first-floor accommodation comprises a landing with access to the loft and a useful storage cupboard housing a water tank. A primary bedroom with ample room for free standing bedroom furniture, a second double bedroom looking onto the rear aspect, a third bedroom that could be utilised as a home office or nursery and a fully tiled, adapted wet-room fitted with an electric shower, a hand-wash basin, WC and a useful linen cupboard.

Externally to the rear of the property is a private garden bordered with timber fencing, mature shrubbery, flower beds and is laid with low maintenance artificial turf. To the rear of the garden is an easement pathway with access for bins.

The property also benefits from gas central heating, double glazing throughout and a designated parking space located at the front of the property.

Pentre Mawr is a quiet residential area located within walking distance of Abergele town centre offering easy access to a wide range of local shops, gastro pubs, cafes,

and other local amenities. Pentre Mawr Parc is located within a moments' walk and the award-winning Pensarn beach is also within manageable walking distance. For those looking to commute along the North Wales Coast, the A55 is only a few minutes' drive away.

PLEASE NOTE - There will be a third-party solicitors involved with any transaction of this property, please ask agent for more details.

Lounge

16'3 x 11'7 (4.95m x 3.53m)

Kitchen/Diner

11'3 x 10' (3.43m x 3.05m)

Bedroom 1

12'1 x 8'5 (3.68m x 2.57m)

Bedroom 2

10'9 x 8'5 (3.28m x 2.57m)

Bedroom 3

8'2 x 7'9 (2.49m x 2.36m)

Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

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.

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)

