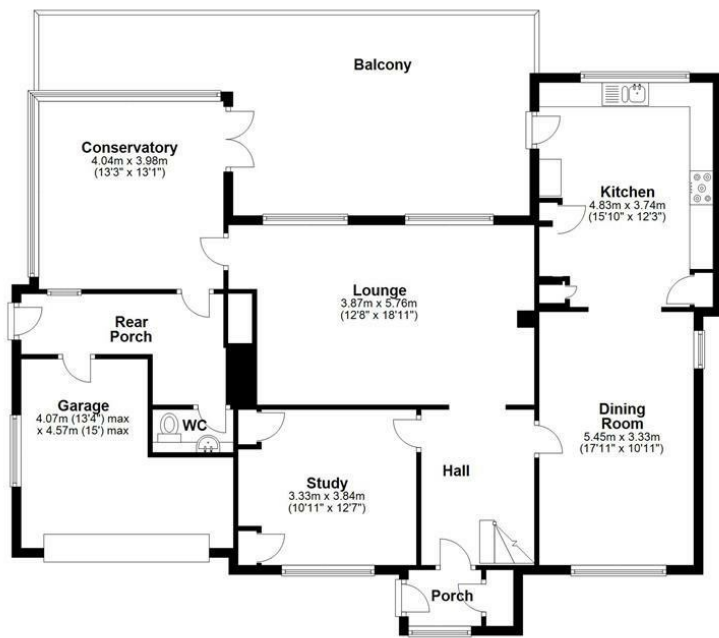




Ground Floor
Approx. 130.3 sq. metres (1402.0 sq. feet)



First Floor
Approx. 106.9 sq. metres (1151.1 sq. feet)



Total area: approx. 237.2 sq. metres (2553.1 sq. feet)

Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Plan produced using Planity.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ 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.

11 Eldon Drive, Abergele, LL22 7BY

£575,000



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£575,000



Tenure

Freehold

Council Tax Band

F - Average £2,604.54

Property Description

The property is approached via a stunning block paved driveway providing off road parking for multiple vehicles.

A uPVC double glazed door opens into a large entrance porch with a useful store cupboard, and a welcoming entrance hall is laid with solid oak flooring that flows into multiple rooms throughout the ground floor.

A bright and spacious lounge looks onto the rear aspect of the property, leading into a large garden conservatory and enjoys panoramic views of the garden. Accessible off the conservatory is a utility room, a ground floor WC and integral access to the garage.

A large dining room flows into an open plan kitchen fitted with modern 'shaker style' wall and floor mounted units, down lighting and is finished with a tiled splashback. The kitchen also benefits from a range of integrated appliances including a dishwasher, five burner gas hob, double oven, microwave, and extractor hood, while offering ample room for a freestanding 'American style' fridge freezer. Completing the ground floor is a versatile third reception room currently utilised as a home office with fitted storage units.

To the first floor is an 'L shape' landing where you will find a large walk-in wardrobe/storage room, a large primary bedroom has an open plan walk in dressing room with fitted wardrobes and a fully tiled en-suite shower room and has a balcony with stunning views over the historic Gwrych castle and Coed y Gopa woodlands.

A second bedroom offers ample room for freestanding wardrobes, an additional two double bedrooms also offer ample room for freestanding wardrobes, a versatile fifth bedroom could be utilised as an additional home office, and finally a beautiful, partially tiled four-piece family bathroom.

The property also benefits from gas central heating, double glazing throughout, a well-manicured front garden bordered with a brick-built wall and iron railings, a double garage that has been partially converted to form the ground floor WC. To the rear of the property is an enviable rear garden that

comprises a large patio area laid with paving stones, a well-manicured lawned area and to the rear of the garden is a recently constructed block-built storage shed/workshop, sunroom, and an open canopy. The rear garden also enjoys a high degree of privacy and plenty of sunlight making it the ideal spot to entertain friends and family during the summer months while hosting a garden party!

Key Feature

A key feature of the property would be its condition! The property has undergone an extensive programme of modernisation completed to a high specification. A brief list of works carried out include the installation of new bathrooms and kitchen, the modification of the double garage to add the ground floor WC and a complete decorative overhaul.

Lounge

12'8 x 18'11 (3.86m x 5.77m)

Dining Room

17'11 x 10'11 (5.46m x 3.33m)

Kitchen

15'10 x 12'3 (4.83m x 3.73m)

Conservatory

13'3 x 13'1 (4.04m x 3.99m)

Study/Office

10'11 x 12'7 (3.33m x 3.84m)

Bedroom 1

14'3 x 22'2 max (4.34m x 6.76m max)

Bed 1 En Suite

11'2 x 6'7 (3.40m x 2.01m)

Bedroom 2

16'4 max x 12'2 max (4.98m max x 3.71m max)

Bedroom 3

13' x 11' (3.96m x 3.35m)

Bedroom 4

8'11 x 11'1 (2.72m x 3.38m)

Bedroom 5

8'10 x 7'1 (2.69m x 2.16m)

Bathroom

11'2 x 12'6 max (3.40m x 3.81m max)

Garage

13'4 x 15' (4.06m x 4.57m)

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.

In House EPC

We also offer a professional in house EPC service. Please call us today to find out about our comparative fees.

