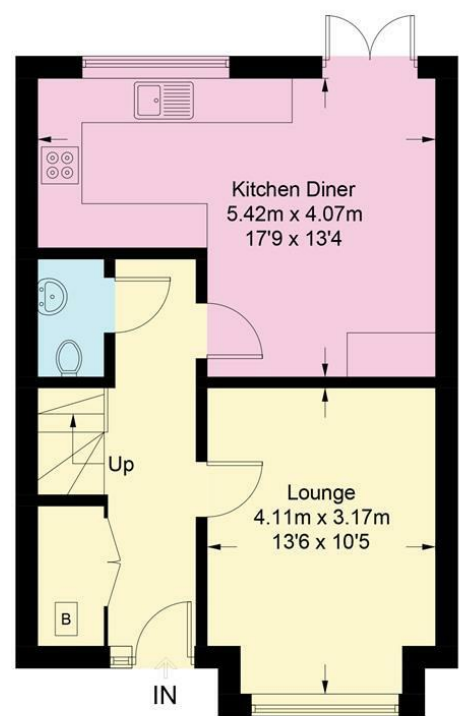
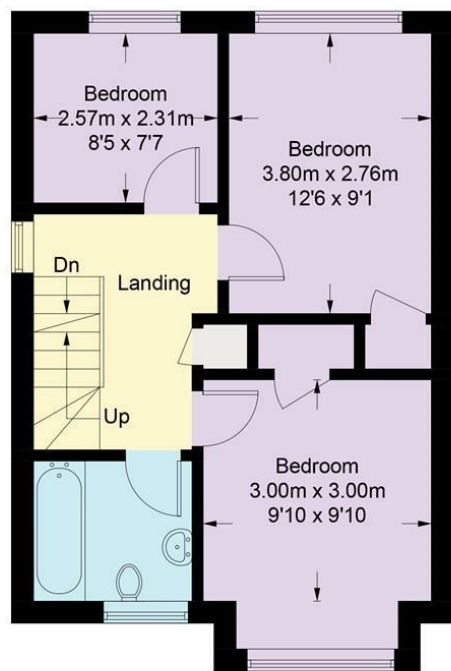


**4 Bedroom - Clos Elwy, Towyn Road, Abergele, LL22 9BZ**

Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft



**Ground Floor**



**First Floor**



**Second 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 (ID996042)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	94		

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.

**P J B**

Prys Jones & Booth



J & T Gizzi Builders Ltd



**Plot 3 Clos Elwy, Abergele, LL22 9BZ**

**£250,000**





# Plot 3 Clos Elwy, Abergele, LL22 9BZ

## £250,000



### Tenure

We are informed the properties will be a freehold tenure, however we recommend you confirm this with your solicitor.

### Council Tax Band & Service Charges

Tax band - not yet assigned

Service charges - The developer informs us there are no service charges for the estate, however we recommend you confirm this with your solicitor.

### Property description

Please note that the property's location on site, internal layout, and fittings may vary from those depicted in the images and floor plans. Please refer to the site plan in the image section for property locations marked with the KEY.

Step inside through the composite door into a spacious and well-lit entrance hall, featuring a double storage cupboard and an under stair storage area. A part-tiled under stair WC adds convenience to this practical space.

The lounge, looking onto the front elevation, offers a cosy setting for family movie nights. The box bay window creates the perfect spot for a Christmas tree, and ample power points cater to all your electronic needs.

The kitchen dining room is a culinary haven, with wall and base-mounted kitchen units finished with elegant oak worktops and tiled splashbacks. Integrated gas four-ring hob and electric oven make cooking a breeze, while the space for an American fridge freezer, surrounded by storage units, ensures ample storage. Through the dining area's patio doors, the rear garden beckons – a serene haven with lush green turf, embraced by timber fencing and enhanced by a small patio section for outdoor enjoyment.

The first floor boasts a bright landing and a useful store cupboard with a radiator. Three bedrooms, two with fitted storage space, offer comfort and practicality. The part-tiled bathroom features a p-shaped bath, WC, and sink with storage below.

The second floor is a retreat in itself, with a large primary bedroom offering views of the distant hillside. A spacious

walk-in wardrobe/storage and an en-suite shower room with a velum window add convenience. The shower cubicle, complete with a rainfall shower head and handheld diverter, ensures a refreshing experience.

The rear garden, laid with lush lawn and bordered by timber fencing, provides the ideal space for family and child's play. The front garden, laid with a neat lawn and a paved path to the front door, adds to the charm of this beautiful townhouse.

Conveniently situated just a few minutes' drive from Abergele town centre, you'll have easy access to a diverse array of local shops, gastro pubs, cafes, and various amenities, catering to your every need. For those commuting along the North Wales Coast, the A55 is within a short drive, ensuring a seamless journey to your destination. Pensarn beach, renowned for its 2019 award-winning beauty, is within comfortable walking distance, providing the perfect escape for relaxation and enjoyment.

Each property is accompanied by a 10-year "Advantage Structural Defects Insurance" guarantee, coupled with a two-year builder's warranty for your peace of mind.

Don't miss the opportunity to make this contemporary 4-bed townhouse your own. With only two four-bedroom plots left on the development, act fast to secure your new home!

### 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.

### Lounge

13'6 x 10'5 (4.11m x 3.18m)

### Kitchen Diner

17'9 x 13'4 (5.41m x 4.06m)

### Primary Bedroom 2nd floor

14'2 x 11'1 (4.32m x 3.38m)

### Bedroom 2

9'10 x 9'10 (3.00m x 3.00m)

### Bedroom 3

12'6 x 9'1 (3.81m x 2.77m)

### Bedroom 4

8'5 x 7'7 (2.57m x 2.31m)

### 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.

