



**3B Granville Terrace, Rhuddlan Road Abergele, LL22 7HH**

Approximate Gross Internal Area = 67.4 sq m / 725 sq ft



**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 (ID973016)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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.



**3B Rhuddlan Road, Abergele, LL22 7HH**

**£115,000**



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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.



## Tenure

Leasehold - The property currently has no lease, however upon purchasing the property a new 999 year lease will come into effect on the property with the option of a share of the freehold.

## Council Tax Band

A - Average from 01-04-2024 £1,423.91

## Property Description

The property is accessed by a steel set of stairs leading to a uPVC double glazed door opening into the property.

A bright and airy lounge/dining room looks onto the front elevation of the property. A contemporary kitchen is fitted with high-gloss units finished with a tiled splashback and breakfast bar. There is also an integrated electric oven, hob and extractor fan, with ample room for a free standing washing appliance.

There is a spacious double bedroom on the primary floor offering ample room for free standing wardrobes. A second bedroom is situated on the upper floor with a snippet view of the sea. Also located on the upper floor is a beautiful family bathroom that is partially tiled, fitted with a shower cubicle with rainfall shower head & separate hand held diverter, a separate bath, a hand wash basin with storage cupboard a stylish wall mounted radiator, and a WC.

The property also benefits from gas central heating, double glazing and a rear garden.

The property is conveniently located on Rhuddlan and is 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 0.3 miles for those looking to commute along the North Wales Coast.

## Lounge

## Kitchen

## Bedroom 1

## Bedroom 2

### 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

