

34 Heol Awel, Abergele, LL22 7UQ

£299,950



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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		(61-80) B	
(69-80) C		(45-60) C	
(55-68) D		(29-44) D	
(39-54) E		(13-28) E	
(21-38) F		(1-12) 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

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Tenure

Freehold

Council Tax Band

E - Average from 01-04-2024 £2,610.49

Property Description

This property enjoys an enviable location just moments away from Pentre Mawr Park and the renowned 2019 award-winning Pensarn beach. Within easy walking distance, you'll find Abergele Town centre, offering an array of local shops, delightful gastro pubs, inviting cafes, and a host of other convenient amenities. For those who commute along the North Wales Coast, the A55 is conveniently accessible within a few minutes' drive, making travel a breeze. Embrace the convenience of this prime location and the vibrant lifestyle it offers.

Approaching the property, a meticulously tended lawn, adorned with flourishing flowerbeds hosting an array of mature shrubs, welcomes you. A recently tarmacked double driveway, bordered by brick blocks, offers convenient off-road parking.

Enter through the double-glazed sliding doors into a charming porch, leading to the expansive, luminous entrance hall featuring stylish wood-effect laminate flooring.

The inviting lounge, bathed in natural light, boasts decorative coved ceilings and a fireplace with an ornate timber surround, housing a gas fire atop a solid stone hearth. A stylish wall-mounted radiator and a picturesque view of Coed Y Gopa Woodlands create a warm and inviting ambiance.

A tastefully designed timber-framed door with glazed panels connects the lounge to the extended dining room, adorned with contemporary decor, a wall-mounted radiator, and ample space for both a sofa and a dining table. Sliding doors provide access to the patio in the rear garden.

At the end of the entrance hall, discover a modern ground floor WC.

The amply proportioned kitchen, with tiled flooring, features a mix of matte-finished wall and base-mounted units with integrated appliances, including a Bosch branded double

oven/grill, a dishwasher, and a four-ring gas hob, complemented by a tiled splashback. Additional storage is provided by an extra cupboard extending to the under-stair area.

Ascend to the first floor, where a landing area offers access to the loft and a spacious linen cupboard.

The primary bedroom, enjoying woodland views, features stylish fitted wardrobes and a practical WC with a hand wash basin.

The second bedroom, adorned with similar wood-effect integrated wardrobes and a dressing table, is a bright and spacious retreat.

Bedroom three, a double room, offers a sea view and ample space for freestanding wardrobes and bedroom furniture.

Bedroom four, in our opinion, is another double room, benefiting from bifold fitted wardrobes.

The contemporary family bathroom, fully tiled, features a bath, an above-bath shower fed from the mixer tap, a hand wash basin with storage options, a WC, and a chrome heated towel rail.

The meticulously maintained garden, with multiple enticing areas, includes a paved patio, an easily maintainable lawn, bordered by mature shrubbery, timber fencing, and flowerbeds. Enjoy evening barbecues in this west-facing garden, basking in sunshine well into the evening.

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

17'5 x 10'5 (5.31m x 3.18m)

Living/Dining Room

18'5 x 9'8 (5.61m x 2.95m)

Kitchen

11'7 x 8'7 (3.53m x 2.62m)

WC

5'9 x 4'1 (1.75m x 1.24m)

Bedroom 1

15'5 max x 11'10 max (4.70m max x 3.61m max)

Bed 1 WC

3'10 x 3'3 (1.17m x 0.99m)

Bedroom 2

12'8 x 8'8 (3.86m x 2.64m)

Bedroom 3

12'7 x 10'6 max (3.84m x 3.20m max)

Bedroom 4

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

Bathroom

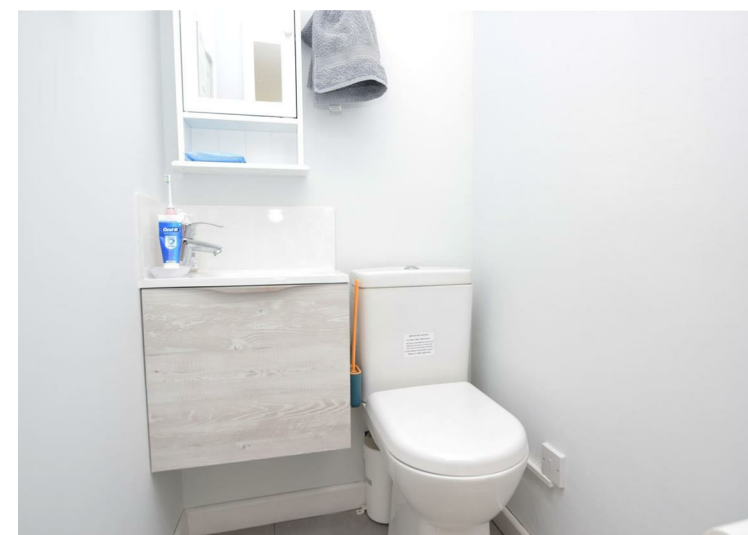
7'2 x 5'5 (2.18m x 1.65m)

Shower room

8'3 x 2'7 (2.51m x 0.79m)

Garage

18'4 x 8'8 (5.59m x 2.64m)



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.

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