



20 Pentre Avenue, Abergele, LL22 7NG
£295,995



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
66	83		

Very energy efficient - lower running costs
 Very environmentally friendly - lower CO₂ 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.



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Tenure

Freehold

Council Tax Band

D - Average from 01-04-2024 £2,135.86

Property Description

A newly fitted UPVC double-glazed door opens into a striking entrance hall, adorned with original floor tiles and exposed timber floorboards that with a simple sand and varnish would be a charming feature. Here, a useful storage cupboard awaits, and for four-legged friends, a cleverly installed under stair doghouse can be found, along with a convenient ground floor WC.

The lounge, acting as the main reception room, enjoys an abundance of natural light from the bay window, enhanced by tall skirting boards, creating a cosy family retreat.

Now, behold the masterpiece that is the open kitchen-living-dining area. An open fireplace, fitted with an electric point for an electric fire, precedes an extension, crafting a spacious kitchen-dining area with bifold doors seamlessly connecting to the rear garden and under floor heating adding an extra touch of warmth to the room. There is an integrated electric oven and hob for all your catering needs.

A ground floor utility room has been thoughtfully created, housing the recently installed boiler, while providing plumbing and power for washing and drying appliances.

The first floor unveils two double bedrooms and a well-proportioned single bedroom, each offering ample space for freestanding wardrobes and additional bedroom furniture.

The family bathroom, adorned with contemporary tiles, features a bath, a separate spacious shower cubicle, hand wash basin, and WC.

The south-facing garden bathes in sunlight throughout the

day and into the evening. Stylish paving slabs create an ideal space for family barbecues, complemented by an easily maintainable lawn section for children's play, all enclosed by a timber fence with mature shrubbery at the rear, providing additional privacy.

To the front aspect, ample off-road parking for two vehicles, laid with block paving and framed by a timber fence, adds to the curb appeal!

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

12'4 max x 10'10 (3.76m max x 3.30m)

Sitting Room

10'10 x 10'6 (3.30m x 3.20m)

Kitchen/Diner

16'11 x 9'9 (5.16m x 2.97m)

Utility Room

6'3 x 3'11 (1.91m x 1.19m)

Bedroom 1

16'6 max x 10'1 (5.03m max x 3.07m)

Bedroom 2

10'8 x 10' (3.25m x 3.05m)

Bedroom 3

6'7 x 6'5 (2.01m x 1.96m)

Bathroom

7'5 x 7' (2.26m x 2.13m)

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.

