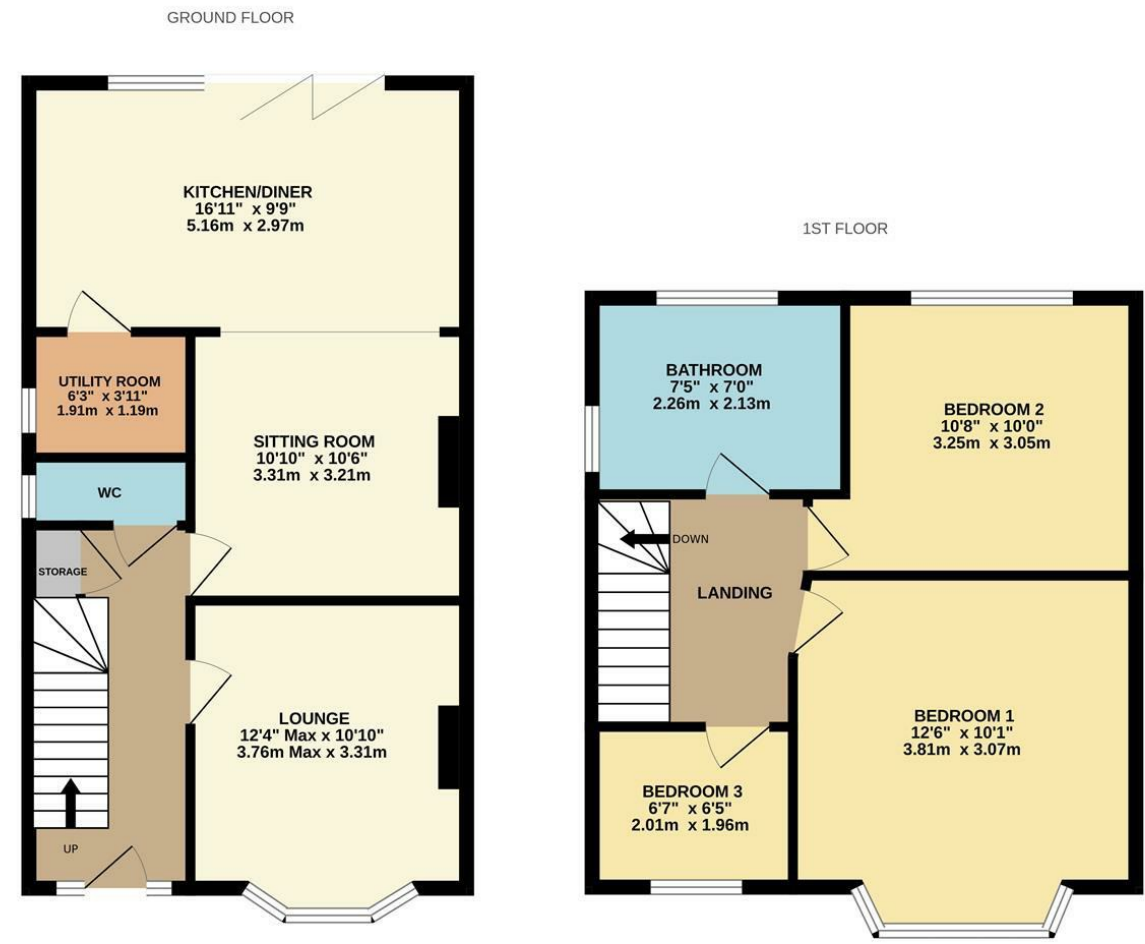




P J B
Prys Jones & Booth



20 Pentre Avenue, Abergele, LL22 7NG
Offers in excess of £270,000

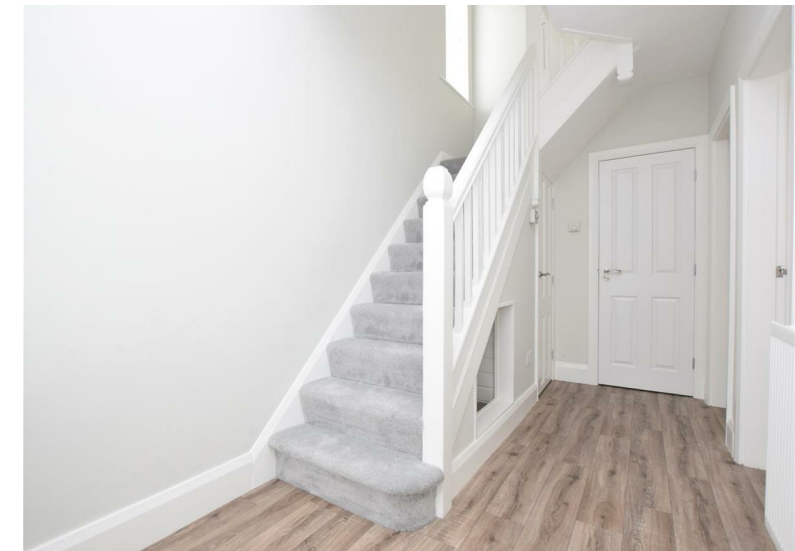


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
66	83		

Energy Efficiency Rating: 66 (Current), 83 (Potential). Environmental Impact (CO₂) Rating: (Current and Potential ratings are blank).

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.



20 Pentre Avenue, Abergele, LL22 7NG

Offers in excess of £270,000



Tenure

Freehold

Council Tax Band

D - Average from 01-04-2024 £2,135.86

Property Description

As you step through the newly fitted UPVC double-glazed door, you are greeted by a striking entrance hall with modern, freshly laid timber-effect flooring. A convenient storage cupboard is tucked away here, and for your four-legged friends, a cleverly installed under-stair doghouse provides a cosy retreat. Additionally, a ground floor WC offers practicality for guests and family alike.

The lounge, serving as the main reception room, is bathed in natural light streaming through the bay window. This light enhances the room's warmth and cosiness, accentuated by tall skirting boards that add a touch of elegance, making it the perfect family retreat.

Prepare to be amazed by the open kitchen-living-dining area, the true heart of this home. The stylish timber-effect flooring extends seamlessly throughout this space, creating a cohesive and inviting atmosphere. An open fireplace, equipped with an electric point for an electric fire, offers a charming focal point. This space then extends into a generous kitchen-dining area, where bifold doors open effortlessly to the rear garden. Underfloor heating adds an extra layer of comfort, ensuring a cosy environment year-round. The kitchen itself features modern shaker-style wall and base-mounted units, complemented by a sleek worktop. An integrated electric oven and hob cater to all your culinary needs, making this space both beautiful and functional.

Thoughtfully designed, the ground floor utility room houses a recently installed boiler and offers plumbing and power for washing and drying appliances, adding to the home's practicality.

Ascending to the first floor, you'll find two spacious double bedrooms and a well-proportioned single bedroom. Each room offers ample space for freestanding wardrobes and additional bedroom furniture, allowing for personalisation and comfort.

The family bathroom is a sanctuary of modern design, adorned with contemporary tiles. It features a luxurious bath, a separate spacious shower cubicle, a hand wash basin, and a WC,

providing a perfect blend of style and functionality.

Step outside to the south-facing garden, which basks in sunlight throughout the day and into the evening. Stylish paving slabs create an ideal space for family barbecues and outdoor dining. An easily maintainable lawn section provides a safe and enjoyable play area for children, all enclosed by a timber fence with mature shrubbery at the rear, offering privacy and tranquillity.

To the front aspect, the property boasts ample off-road parking for two vehicles, laid with block paving and framed by a timber fence, enhancing its curb appeal.

Over the past 18 months, this property has undergone a radical transformation, culminating in the superb family home you see today. A large extension at the rear has created a welcoming open-plan kitchen-living-dining space, perfect for modern-day living. The family bathroom has been meticulously planned to include both a bath and a separate shower cubicle. The entire house has been replastered, and the central heating system has been upgraded. The rear garden has been beautifully landscaped with a harmonious blend of paving stones and a grassy area. A complete decorative overhaul, including fresh floor coverings, ties the whole property together, creating a stunning, modern family home ready for immediate occupancy.

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.

