

TOTAL FLOOR AREA: 1395 sq.ft. (129.6 sq.m.) approx.
 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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4 Heol Aled, Abergele, LL22 7UR £305,000



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		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(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

Energy Efficiency Rating: 78
 Environmental Impact (CO₂) Rating: 64

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.



4 Heol Aled, Abergele, LL22 7UR

£305,000



Tenure

Freehold

Council Tax Band

D - Average form 01-04-2024 £2,135.86

Property Description

Approaching, the property captivates with excellent curb appeal, boasting hardstanding parking for multiple vehicles, a stone-chipped area perfect for a leisure vehicle, and a meticulously manicured lawn with a block border.

Step through the composite double-glazed door into an elegantly decorated entrance hall. The lounge, a bright and snug haven, features coved ceilings and an exposed brick inset fireplace that can play host to a mock electric fire, complemented by a timber mantle and a slate hearth. Adding practicality, a handy storage cupboard stands within the lounge area.

Flowing seamlessly from the lounge, a capacious open-plan living-dining area, illuminated by patio doors opening onto the rear garden, sets the stage for family meals and relaxation. An electric fire with a timber surround contributes to the cosy atmosphere.

The kitchen, adorned with a blend of wall and base-mounted shaker-style units, is enhanced by a stone-effect worktop and a tasteful tiled splashback. Ample room is reserved for freestanding kitchen appliances, from a fridge freezer to a dishwasher, a freestanding cooker and more.

Ascend the stairs to a well-appointed landing, providing loft access.

The primary bedroom, generously proportioned, accommodates a range of free standing furniture and offers a glimpse of a sea view. An adjacent room awaits transformation into your dream ensuite bathroom or can be used as a walk in wardrobe/dressing room.

Bedrooms two and three mirror each other in size, offering space for freestanding wardrobes and boasting serene views— one of the sea and the other of Coed Y Gopa woodlands.

The stylish fully tiled bathroom boasts a hand wash basin and a

P-shaped bath with an electric above bath shower. A separate WC, conveniently adjacent, ensures a harmonious morning routine.

The ground-floor fourth bedroom, a versatile space, could serve as an additional reception room or a bedroom with room for a double bed and wardrobes.

The sunny south-westerly facing rear garden provides sunshine throughout the day and well into the evening. Bordered by secure timber fencing, a large patio area beckons for alfresco dining, complemented by a lawned section ideal for children's play. A sheltered gazebo adds a touch of shade, and there's room for a garden shed. Access to the front is available from either side.

Throughout the ownership, the property has been meticulously cared for, maintained, modernised, and extended, culminating in the stunning home on display.

Additional features include gas central heating via a combi boiler, double glazing throughout, a single garage with a manual open-over door, and extensive off-road parking for multiple vehicles.

Nestled in an exclusive cul-de-sac, this property holds a unique position, with the last home on the street changing hands in 2017! Only a brief stroll away, discover the local beach, park, and wooded hills, ensuring endless opportunities for scenic walks. Abergele town centre, brimming with amenities, is easily accessible by foot, while local schools, though within walking distance, are also conveniently just a few minutes' drive away.

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

14'10 x 12'11 max (4.52m x 3.94m max)

Dining Area

8'8 x 8'3 (2.64m x 2.51m)

Reception Area

9'7 x 8'8 (2.92m x 2.64m)

Kitchen

11'3 x 8' (3.43m x 2.44m)

Bedroom 4 (GF)

16'9 x 8'7 (5.11m x 2.62m)

Bedroom 1

14'6 x 10'5 (4.42m x 3.18m)

Storage/Dressing Room

11'11 x 8'7 (3.63m x 2.62m)

Additional space available

Bedroom 2

9'10 x 8'7 (3.00m x 2.62m)

Bedroom 3

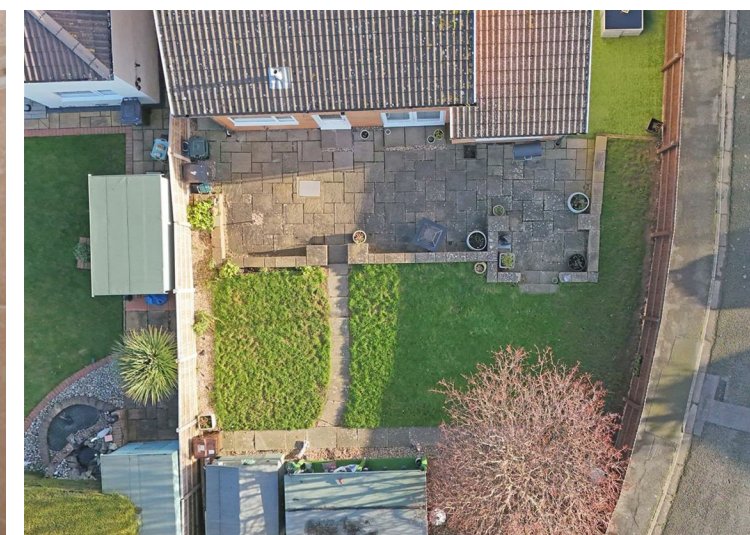
10'5 x 8'9 (3.18m x 2.67m)

Bathroom

8'3 max x 6'6 max (2.51m max x 1.98m max)

Garage

17'2 x 8'11 (5.23m x 2.72m)



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.