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## 13 Hendre Wen, Abergele, LL22 9BX

### £425,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	91		

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 firms 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 & Fees

F - Average from 01-04-2023 - £2,836.63

Estate Fees - A service charge is payable on this estate for the maintenance of the pavements, roads and communal grounds (subject to increase). This years charge is £173.27 payable from 01-06-23 to 31-05-24.

### Property Description

Approaching the property, you're welcomed by a meticulously maintained lawn and hardstanding off-road parking for multiple vehicles. A composite double-glazed door, flanked by a glazed side panel, opens into a warm and inviting entrance hall adorned with laminate vinyl tiles arranged in a herringbone pattern, you'll also find access to a ground floor WC.

The lounge, a snug retreat, showcases tall ceilings, elegant skirting boards, and a bay window flooding the room with natural light and framing the captivating views of Tower Hill. An aesthetically pleasing wall-mounted electric fire sets the tone for cosy family evenings, perfect for movie nights.

The heart of the home, the open-plan kitchen, living, and dining area, is adorned with Karndean floor tiles and enhanced by downlighting to create a welcoming ambiance.

The kitchen features a blend of wall and base-mounted high-gloss units with brushed steel handles, complemented by a stylish worktop and breakfast bar. Integrated appliances include a double oven/grill, a five-ring gas hob, dishwasher, and undercounter fridge and freezer. An open arch leads to a utility room equipped with a useful larder cupboard and an extra sink, along with plumbing for a washing appliance.

The living and dining area, with its glazed aspect to the rear, bathes in natural light and provides ample space for a sofa, a large dining table and chairs, and a sideboard, creating a perfect environment for family meal time.

Ascending to the second floor, you'll find the primary bedroom, a bright and spacious haven with Velux windows and additional storage options located in the eaves. The primary bedroom is complemented by a stylish ensuite shower room for added convenience.

Also on the second floor is an additional room, currently a

dressing room but versatile enough to be a home office or an additional bedroom.

Back to the first floor, a spacious landing hosts a useful linen cupboard housing the water tank.

The second bedroom offers ample room for a king-size bed, along with additional bedroom furniture, and features a part-tiled ensuite shower room, fitted wardrobes, and once again, those captivating views.

Tastefully decorated, the third bedroom provides a comfortable space with a pleasant outlook onto the rear garden.

Bedrooms four and five are generously proportioned double rooms, offering ample space for bedroom furniture.

The family bathroom on the first floor boasts a part-tiled design, featuring a hand wash basin, chrome heated towel rail, WC, a bath, and a separate walk-in shower cubicle.

French doors from the living/dining area open onto a paved patio, where a pergola has been erected by the vendors, ensuring privacy for the potential installation of a hot tub. The remainder of the garden is designed for low maintenance, featuring a mix of stone chippings with brick borders, artificial turf, and an additional patio area with sandstone tiling. Timber fencing encloses the garden, ensuring safety and security, while side access from the utility room leads to a pathway on the side of the property.

Welcome to Parc Hendre, a sought-after residential estate enveloped by properties of harmonious architecture. Boasting a prime location, Abergele town centre is conveniently within walking distance, offering proximity to local infant, primary, and secondary schools. Abergele itself is a vibrant locale with an array of local shops, gastro pubs, cafes, and various amenities that cater to diverse needs. The town's excellent transport links contribute to the ease of daily life, with quick access to the A55, situated less than a mile away. This strategic positioning is particularly advantageous for those embarking on a commute along the picturesque North Wales Coast. Discover a community that seamlessly blends convenience, educational facilities, and the charm of local amenities at Parc Hendre.

### 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

20' max x 10'11 (6.10m max x 3.33m)

### Kitchen/Diner

27' max x 16' max (8.23m max x 4.88m max)

### Utility Room

6'2 x 5' (1.88m x 1.52m)

### Bedroom 1

17'5 max x 15'6 max (5.31m max x 4.72m max)

### Bed 1 En Suite

5'10 x 5'10 (1.78m x 1.78m)

### Dressing/ Bedroom

9'4 x 8'6 (2.84m x 2.59m)

### Bedroom 2

10'11 max x 10'11 max (3.33m max x 3.33m max)

### En Suite

7'5 x 3'10 (2.26m x 1.17m)

### Bedroom 3

11'10 x 9'4 (3.61m x 2.84m)

### Bedroom 4

12'7 x 9'4 (3.84m x 2.84m)

### Bedroom 5

9'10 x 8'6 (3.00m x 2.59m)

### Bathroom

8'6 x 7' (2.59m x 2.13m)

### Garage

16'1 x 8'87 (4.90m x 2.44m)

### 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.

