



23 Clwyd Avenue, Abergele, LL22 7NF
£175,000

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	80	A	A
52	80	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

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 01-04-2023 £1,963.82

Property Description

Approaching the property, you are greeted by a brick-paved off-road parking area, providing ample space for multiple vehicles.

Upon entering through the UPVC double-glazed door, you step into the entrance hall adorned with wood-effect lino flooring that seamlessly extends into the kitchen and utility room. A convenient under-stair storage cupboard caters to your storage needs.

The lounge offers a spacious and welcoming retreat, featuring a prominent chimney breast with timber panelling, picture rails, coved ceiling, and a bay window that floods the room with natural light.

The galley kitchen boasts a mix of wall and base-mounted timber units complemented by a tiled splashback. Plumbing is available for a washing appliance, and there is room for a freestanding cooker. Flowing off the kitchen is the dining room, showcasing an open fireplace with an eye-catching stone surround. Adjacent to the fireplace, a handy alcove houses the thermostat controls for the boiler.

A convenient utility room, located to the rear of the kitchen, provides an ideal space for a tall standing fridge-freezer, with additional worktop space available.

Ascending the stairs, you are greeted by a large landing window that floods the space with natural light and there's access to the loft.

The primary bedroom is a spacious sanctuary, boasting fitted wardrobes for ample storage.

Bedrooms two and three both offer generous proportions,

accommodating double beds and enjoying views onto the rear garden, with a partial view of Coed Y Gopa Woodlands.

The family bathroom features a timber panel ceiling and is equipped with a hand wash basin, shower cubicle with an electric shower, and a WC.

The rear garden is designed for low maintenance, featuring paved areas and stone chipped sections, all enclosed by secure timber fencing. Additionally, a block-built storeroom provides convenient storage space for bikes and gardening tools.

Nestled on the highly convenient residential street of Clwyd Avenue, this property enjoys a prime location within easy reach of Abergele's infant, primary, and secondary schools, Pentre Mawr Park, and the prestigious Pensarn Beach, recipient of a 2019 Seaside Award. Abergele town centre, boasting a vibrant array of local shops, gastro pubs, and charming cafes, is just a leisurely stroll away. For commuters, access to the A55 West is a mere 0.3 miles, while the eastern access point is only 0.7 miles distant, providing seamless travel along the picturesque North Wales Coast.

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

13'2 x 12'4 (4.01m x 3.76m)

Dining Room

11'1 x 10'5 (3.38m x 3.18m)

Kitchen

10'4 x 5'11 (3.15m x 1.80m)

Utility Room

6'7 x 6'4 (2.01m x 1.93m)

Bedroom 1

10'9 x 10'7 (3.28m x 3.23m)

Bedroom 2

11'3 x 8'4 (3.43m x 2.54m)

Bedroom 3

8'10 x 8'2 (2.69m x 2.49m)

Bathroom

5'11 x 5'4 (1.80m x 1.63m)

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.