



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.  
Made with Metropix ©2024

**10 Hendre Las, Abergele, LL22 9BJ**  
**£380,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	92		

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.





# 10 Hendre Las, Abergele, LL22 9BJ

## £380,000



### Tenure

Freehold

### Council Tax Band & Charges

F - Average from 01-04-2024 £3,085.13

There is an annual service charge payable on this property for the maintenance of the play & communal grounds. From 1st June 2023 to 31st May 2024 this charge was £175.27 and was paid in advance.

### Property Description

The property immediately captivates with its striking navy-blue garage and composite door, perfectly complemented by the meticulously manicured front lawn, adorned with a box hedge and mature shrubbery. A delightful composite decked area graces the bay window, offering an inviting seating area.

Stepping into the entrance hall, you're greeted by stylish wood-effect Karndean flooring that gracefully flows throughout the ground floor, leading to the spacious ground floor WC with a tiled splashback.

The lounge beckons as a cosy haven, boasting ample space for an L-shaped sofa, with the bay window promising plenty of natural light. Come Christmas time, the bay window becomes the perfect stage for the festive tree, enhancing the room's warmth and charm.

The heart of the home lies in the superb open-plan kitchen, living, and dining area. The kitchen boasts a blend of wall and base mounted high-gloss units, harmoniously complemented by a wood effect worktop and brushed steel handles. Integrated Zanussi appliances, including a double oven/grill, microwave, and five-ring gas hob, cater to culinary delights. Adjacent to the kitchen, the utility space has been cleverly transformed to offer additional storage options and a snug home for the American style fridge freezer.

The living dining space is bathed in natural light, thanks to the floor-to-ceiling glazed windows, while a "false" chimney breast with a wood-burning stove atop a slate hearth adds character and warmth.

Double doors lead to the well-proportioned, landscaped rear garden, boasting a southwest facing orientation, paved stones, lush lawns, and a composite deck terrace covered by a pergola—perfect for alfresco dining.

Ascending to the first floor, a spacious landing provides storage options via a linen cupboard, while offering access to the loft.

The primary bedroom serves as a peaceful retreat, offering ample space for a king-size bed and freestanding bedroom furniture, all complemented by contemporary wood-effect fitted wardrobes. The ensuite shower room boasts a shower cubicle, storage cupboard, chrome towel warmer, and vanity mirror.

The second bedroom has been ingeniously transformed into a stylish office come dressing room, featuring Wren fitted storage units and a working desk. It can effortlessly be converted back into a bedroom and has "Perfect fit" blinds with UV blocking features.

The third bedroom is a generously proportioned double room with fitted wardrobes, doubling up as a versatile play space.

The fourth bedroom, currently a children's nursery, offers ample room for a double bed and additional furniture.

Completing the upper level, the family bathroom presents a four-piece suite, including a walk-in shower cubicle, hand wash basin, WC, and bath, accompanied by a chrome towel warmer.

Located in the highly sought-after Parc Hendre residential estate, this property offers convenient access to Abergele town centre, local amenities, schools, Abergele Golf Club, and Pensarn beach. Moreover, the A55 motorway ensures easy commuting along the picturesque North Wales Coast. The property benefits from hardstanding off-road parking and a single garage equipped with power and plumbing for a washing appliance.

A standout feature of the property is its impeccable condition. The current vendors have spared no effort in transforming this house into a practical, warm, and inviting family home. Thoughtful additions, such as the false chimney breast in the living/dining area, inject character, "perfect fit blinds" to the rear first floor rooms add style, while canopies offer shelter from the elements when accessing the garage from the side access. Tasteful decor throughout adds to its modern charm, culminating in the stunning home you see today!

### 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

18'4 x 10'11 (5.59m x 3.33m)

### Kitchen Area

10'5 x 12'2 (3.18m x 3.71m)

### Living/Diner

16'2 x 14'1 (4.93m x 4.29m)

### Utility

3'1 x 5'5 (0.94m x 1.65m)

### WC

4'9 x 5'4 (1.45m x 1.63m)

### Bedroom 1

16'2 x 10'11 (4.93m x 3.33m)

### En Suite

9'2 x 6'2 (2.79m x 1.88m)

### Bedroom 2

9'5 x 9'7 (2.87m x 2.92m)

### Bedroom 3

11'10 x 8'5 (3.61m x 2.57m)

### Bedroom 4

9'3 x 10'5 max (2.82m x 3.18m max)

### Garage

7'11 x 16'4 (2.41m x 4.98m)

### 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.

