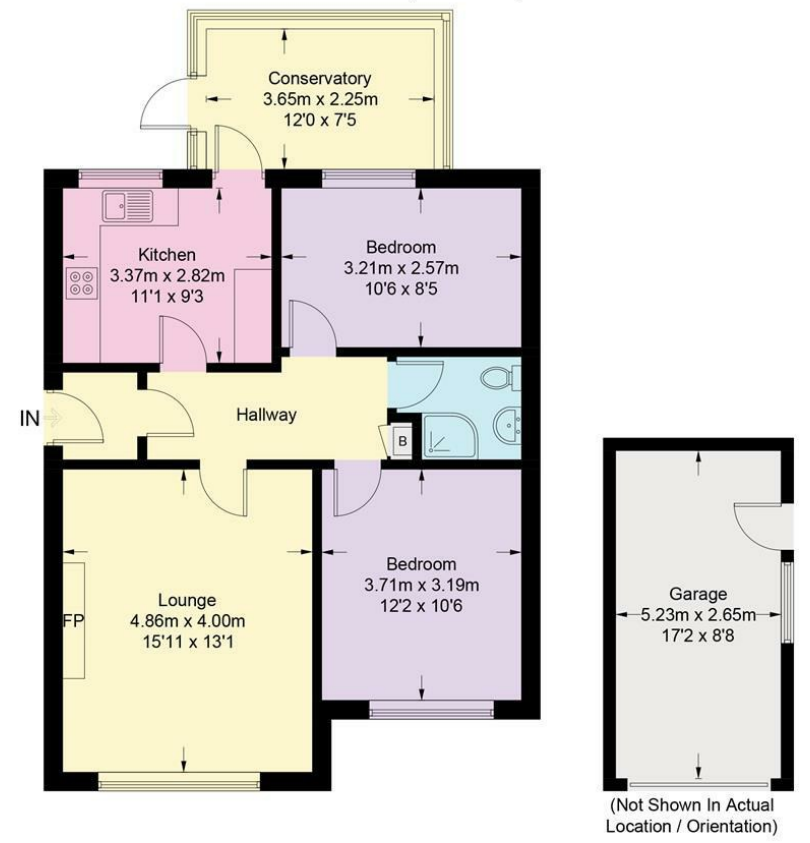


**24 Trem Y Mynydd, Abergele, LL22 9YY**

Approximate Gross Internal Area = 74.4 sq m / 801 sq ft  
Garage = 13.9 sq m / 150 sq ft  
Total = 88.3 sq m / 951 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
FloorplansUsketch.com © 2024 (ID1056868)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	87		

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.



**24 Trem Y Mynydd, Abergele, LL22 9YY**  
**£175,000**



# 24 Trem Y Mynydd, Abergele, LL22 9YY

£175,000



## Tenure

Freehold

## Council Tax Band

C - Average from 01-04-2024 - £1,898.54

## Property Description

The property boasts undeniable curb appeal, featuring a low-maintenance paved front garden that gracefully leads to a hardstanding driveway, offering seamless access to the single garage, complete with an electric up-and-over door.

Enter through the glazed UPVC door with a side panel, unveiling an inviting entrance porch adorned with exposed brick walls and a classic quarry tiled floor. Transition into the main entrance hall, where you'll find access to the loft and a convenient cupboard, currently housing the boiler.

The lounge emanates a bright ambiance, adorned with coved ceilings and a feature fireplace, primed for an electric fire installation, with a nearby gas point adjacent to the fireplace.

In the kitchen, a blend of wall and base mounted timber units adorned with a tiled splashback awaits, offering ample storage. An integrated oven and electric hob stand ready, while laminate flooring complements the space.

Connected to the kitchen, discover a generously proportioned conservatory, offering views of the rear garden.

The primary bedroom offers abundant space for a double bed and bedroom furniture, while the second bedroom mirrors its proportions, providing ample room for furnishing.

Awaiting a contemporary transformation, the bathroom offers space for a shower cubicle, hand wash basin, and WC, with the possibility of accommodating a bath, enhancing its allure.

The garden, predominantly laid with paving slabs, with a little care and attention, could revive the low-maintenance stone chipped area to its former glory. The single garage, accessible via a side door opening into the garden, boasts the convenience of power, light, and plumbing for a washing appliance. There's access points located on either side of the garden and a handy outside tap.

Sit upon a reasonable sized plot the property enjoys a serene setting surrounded by homes of similar quality, creating a peaceful and inviting environment. Abergele's vibrant town centre is a mere few minutes' drive away, granting easy access to a diverse array of local shops, charming gastro pubs, cosy cafes, and a host of other essential amenities. For those who rely on public transportation, a convenient no.12 bus stop is just a stone's throw away, while the nearby A55 motorway can be reached within minutes, providing a convenient route for commuters along the picturesque North Wales Coast. Moreover, the acclaimed Pensarn beach and its delightful coastal path are easily accessible, merely a leisurely walk from your doorstep.

## 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.

## Notice to purchasers

This property is subject to a grant of probate. At the time these details were issued 14-3-24 the probate has been submitted. It's estimated the grant of probate will be issued in approximately 8-12 weeks.

## Lounge

15'11 x 13'1 (4.85m x 3.99m)

## Kitchen

11'1 x 9'3 (3.38m x 2.82m)

## Conservatory

12' x 7'5 (3.66m x 2.26m)

## Bedroom 1

12'2 x 10'6 (3.71m x 3.20m)

## Bedroom 2

10'6 x 8'5 (3.20m x 2.57m)

## Single Garage

17'2 x 8'8 (5.23m x 2.64m)

## 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.

