



26 Kinmel Avenue, Abergele, LL22 7LR

Approximate Gross Internal Area = 98.0 sq m / 1055 sq ft
 Garage = 11.3 sq m / 122 sq ft
 Total = 109.3 sq m / 1177 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 (ID1060446)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
64	77	B	A

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.



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£315,000



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Tenure

Freehold

Council Tax Band

D - Average from 01-04-2024 £2,135.86

Property Description

The allure begins as you approach the property, greeted by a meticulously maintained brick-paved driveway and an exquisitely landscaped lawn adorned with vibrant flowerbeds and mature shrubbery.

A UPVC double glazed composite door ushers you into a bright entrance porch, a thoughtful addition by the current owners.

Stepping through double glazed French doors from the porch, you enter a spacious hallway adorned with tasteful wood effect flooring, complete with dado rails and a handy storage cupboard, including the boiler cupboard.

From the entrance hall, a glass panel door leads into the generously sized lounge, boasting coved ceilings and a striking ornate gas flame fireplace. Flooded with natural light from the inset bay window, the lounge offers captivating views of the Woodlands with its south facing aspect.

The kitchen exudes elegance with its blend of wall and base mounted shaker style timber units, complemented by a wood effect worktop and mosaic tiled splash-back. Featuring a tiled floor, integrated appliances include a dishwasher, a Neff branded double oven and grill, and a four-ring electric hob. There's ample space for a freestanding fridge freezer and plumbing for a washing appliance.

Now, prepare to be dazzled by the pièce de résistance of the home. With its "warm roof" feature, the stunning extension unfolds into an open plan living/dining area seamlessly connected to the kitchen, creating a warm and inviting space to relax or entertain with loved ones.

The primary bedroom offers a spacious sanctuary, overlooking the vibrant rear garden. With plenty of room for wardrobes, bedside tables, and a chest of drawers, the downlighting adds to the tranquil ambience.

The second bedroom, also a double, boasts ample space for freestanding wardrobes and bedside cabinets, offering delightful views of the front garden and the hillside beyond.

The fully tiled shower room exudes contemporary chic, complete with electric underfloor heating. Featuring a large clear glass screen shower cubicle, a hand wash basin with storage options beneath, a low-level WC, and a stylish wall-mounted chrome radiator.

Accessible from the orangery, the well-manicured garden basks in sunshine throughout the day. Featuring an extended patio area laid with sandstone tiles and an easily maintainable, lush lawn section. Colourful flower beds border the garden, with a cleverly placed seating area to enjoy the late evening sun. A timber garden shed provides storage, while a pathway to the side of the property leads to the single garage/storeroom.

Situated on Kinmel Ave, a sought-after residential area, the property offers easy access to Pentre Mawr parc, the award-winning Pensarn beach, Abergele town centre, all within walking distance. The A55 is just moments away for those commuting along the North Wales coast. Throughout the current ownership, this property has been meticulously maintained and tastefully upgraded. Renovations have been extensive, including a complete re-roofing, the addition of a front porch and rear extension, installation of a the kitchen, and the creation of a luxurious bathroom complete with underfloor heating. The landscaping of both the front and rear gardens has enhanced the property's external appeal, while a comprehensive decorative overhaul has brought a fresh and modern aesthetic to every corner of the home.

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

16'1 x 12'6 (4.90m x 3.81m)

Kitchen

9'11 x 9'6 (3.02m x 2.90m)

Reception/Dining Room

22'2 x 13'6 (6.76m x 4.11m)

Bedroom 1

13'2 x 11'10 (4.01m x 3.61m)

Bedroom 2

11'6 x 10'6 (3.51m x 3.20m)

Garage

16'5 x 7'4 (5.00m x 2.24m)

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)

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.

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.

