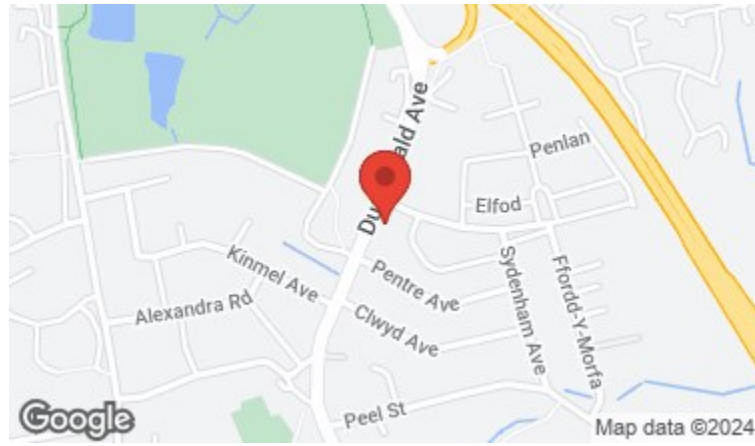


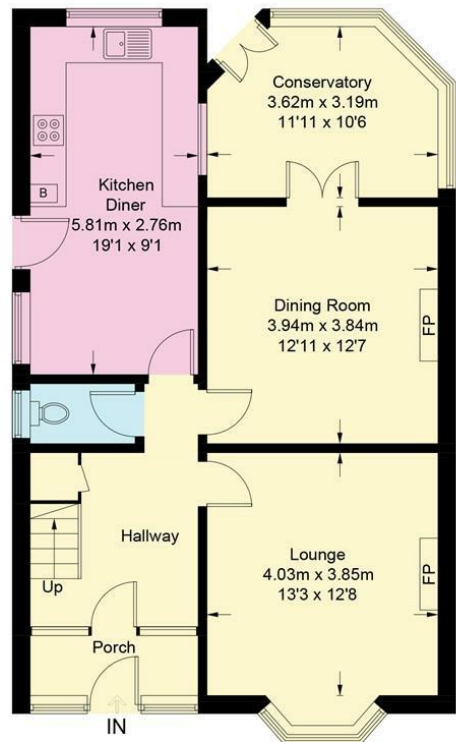
P J B

Prys Jones & Booth

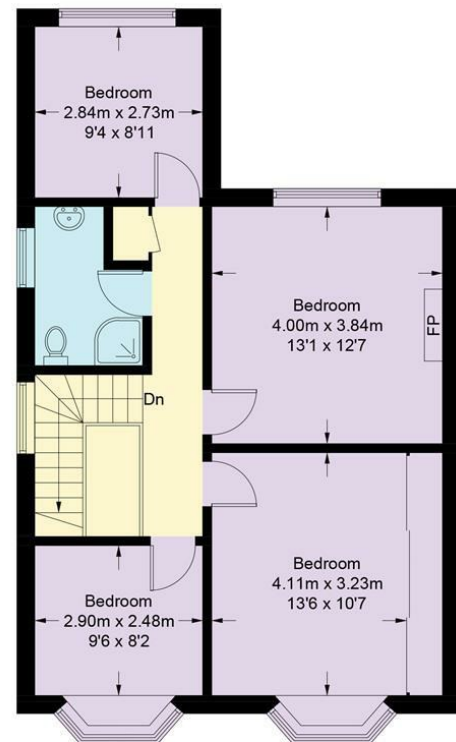


**28 Dundonald Avenue, Abergele, LL22 7LL**

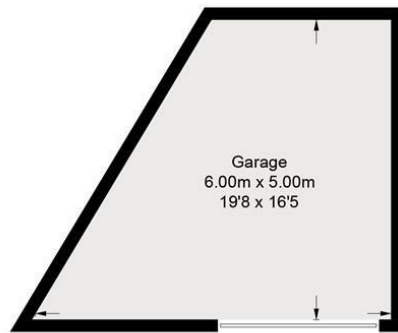
Approximate Gross Internal Area = 139.5 sq m / 1501 sq ft  
 Garage = 22.5 sq m / 242 sq ft  
 Total = 162.0 sq m / 1743 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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 (ID1061243)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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.



**28 Dundonald Avenue, Abergele, LL22 7LL**

**£245,000**



# 28 Dundonald Avenue, Abergele, LL22 7LL

## £245,000



### Tenure

Freehold

### Council Tax Band

D - Average from 01-04-2024 £2,135.86

### Property Description

Step through the composite double-glazed door with glazed side panels into an entrance porch, adorned with original tiled flooring. The original timber glazed door, featuring lead-lined stained-glass inserts, leads into the spacious and welcoming entrance hall. Here, a convenient under stair storage cupboard and ground floor WC await, ensuring functionality and practicality from the moment you enter.

The family lounge exudes character with its coved ceilings, picture rails, and bay window, while the exposed timber floorboards offer a charming rustic touch. Imagine the stunning transformation these floorboards could undergo with a simple sanding and varnishing, elevating the room to new heights of elegance.

Similar features grace the second reception room, complete with exposed floorboards, picture rails, coved ceilings, and a cosy gas flame fireplace. Double doors open onto a delightful garden conservatory, providing an ideal space for relaxation or entertainment, with seamless access to the rear garden.

The spacious kitchen boasts a wealth of wall and base mounted timber units, complemented by a handy breakfast bar and tiled splashback. Integrated appliances include a double electric oven/grill and a four-ring gas hob, while plumbing for a washing appliance adds further convenience.

Ascend the staircase to discover a gallery landing flooded with natural light. Access to the loft via a pull-down ladder and a practical linen cupboard with a radiator ensure efficient storage solutions.

The primary bedroom, positioned to the front of the property, offers a serene sanctuary with ample space for a king-size bed and mirrored fitted wardrobes. Wake up to delightful views of Pentre Mawr parc each morning, setting the tone for the day ahead.

The remaining bedrooms are equally inviting, providing spacious retreats with versatile layouts to suit your needs. Bedroom three offers picturesque views of the tower hill and

rear garden, while the fourth bedroom presents the perfect opportunity for a home office or children's nursery.

The family bathroom boasts a mix of tiling, timber panelling, and easy-to-clean plastic panelling. A shower cubicle with frosted glass, a hand wash basin with storage options beneath, and a WC complete the space.

Outside, the rear garden is thoughtfully designed for low maintenance living, featuring paving stones bordered by a block wall and ample space for a timber garden shed amidst mature trees, adding a touch of homely charm.

Additional highlights include gas central heating and double glazing throughout, ensuring year-round comfort. Ample off-road parking for multiple vehicles and a double garage of metal construction with an electric roller door provide practical storage and parking solutions.

The property's standout feature is undoubtedly its enviable location on the popular residential Dundonald Avenue. Within easy walking distance of local infant, primary, and secondary schools, as well as the picturesque local park and beach, it offers the perfect balance of convenience and coastal charm. For those commuting along the North Wales coast, the A55 is easily accessible within moments, making this property a true coastal haven for modern family living.

### 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

13'3 x 12'8 (4.04m x 3.86m)

### Dining Room

12'11 x 12'7 (3.94m x 3.84m)

### Conservatory

11'11 x 10'6 (3.63m x 3.20m)

### Kitchen/Diner

19'1 x 9'1 (5.82m x 2.77m)

### Bedroom 1

13'6 x 10'7 (4.11m x 3.23m)

### Bedroom 2

13'1 x 12'7 (3.99m x 3.84m)

### Bedroom 3

9'4 x 8'11 (2.84m x 2.72m)

### Bedroom 4

9'6 x 8'2 (2.90m x 2.49m)

### Garage

19'8 max x 16'5 max (5.99m max x 5.00m max)

### 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.

