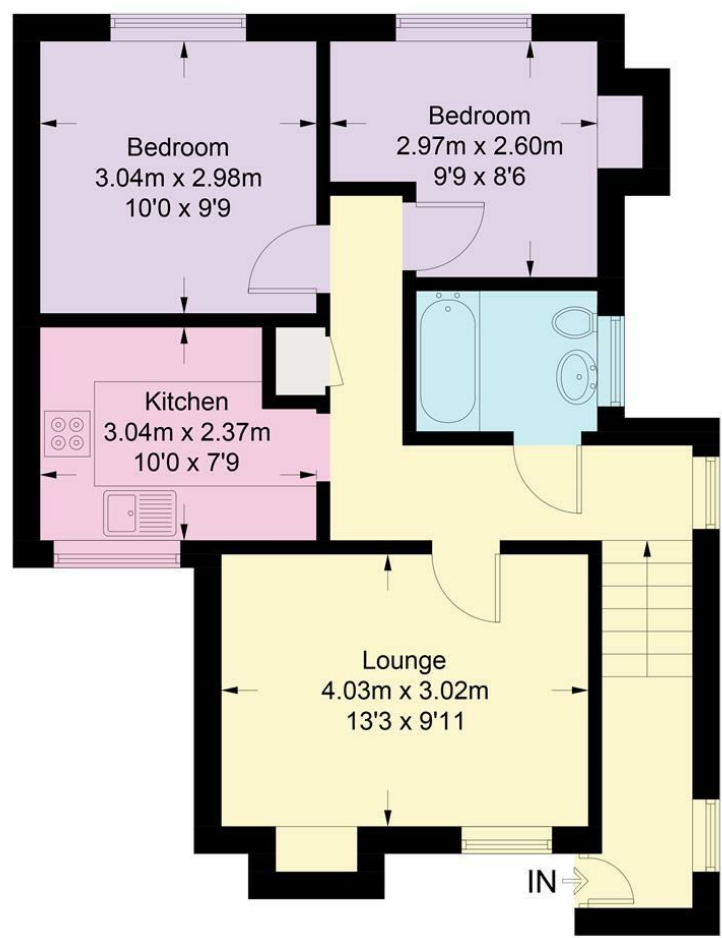


10 Bryn Awelon, Bryn Twr Abergele, LL22 8FA

Approximate Gross Internal Area = 52.3 sq m / 563 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 (ID1069616)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
68	77		

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 Bryn Awelon Bryn Twr, Abergele, LL22 8FA
£77,000

2 Bedrooms, 1 Bathroom, 1 Lounge, Energy Rating D



10 Bryn Awelon Bryn Twr, Abergele, LL22 8FA

£77,000



Tenure

Leasehold - The current service charge stands at £133.45 PCM.

The property is being offered for sale as part of the Clwyd Alyn Housing Association over-55s purchase scheme. Prospective buyers are eligible to acquire a 70% share, with the remaining 30% ownership retained by Clwyd Alyn. Additionally, upon completion, a new 60-year lease will be granted. It's important to note that subletting is not permitted for this property.

Council Tax Band

B - Average from 01-04-2024 £1,661.23

Property Description

Access to the property is through a composite double-glazed front door, leading into the vestibule area with a staircase ascending to the first-floor accommodation.

Natural light floods into the space from a window at the top of the landing, complemented by downlighting and a loft hatch providing access to the loft space. The lounge boasts coved ceilings, offering ample room for furniture and providing splendid views onto Coed Y Gopa Woodland.

The kitchen presents a blend of wall and base mounted units, including a tall larder cupboard. There's plenty of space for a freestanding cooker, fridge-freezer, and plumbing for a washing appliance.

The primary bedroom features fitted wardrobes, a dressing table, and bedside cabinets. Meanwhile, the second bedroom enjoys an abundance of natural light through its dual aspect windows, providing ample space for a single bed and freestanding wardrobe.

The bathroom boasts a partially tiled design and is equipped with a hand wash basin, low-level WC, and a bath fitted with a clear glass screen and above-bath electric shower.

Throughout the property, you'll benefit from double glazing and electric storage heaters, with hot water provided by an immersion-heated water tank.

Ideally situated on the corner of Bryn Twr, you're just a stone's throw away from Abergele town centre, where you'll find an array of cafes, shops, a local supermarket, post office, and additional amenities. A golf club and numerous walking routes are also conveniently located nearby.

Lounge

13'3 x 9'11 (4.04m x 3.02m)

Kitchen

10' x 7'9 (3.05m x 2.36m)

Bedroom 1

10' x 9'9 (3.05m x 2.97m)

Bedroom 2

9'9 x 8'6 (2.97m x 2.59m)

Services

It is believed the property is connected to mains 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.

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.

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)

