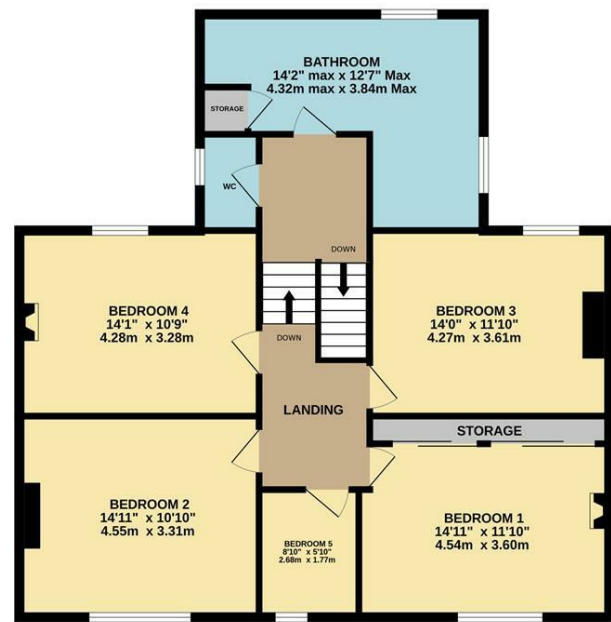
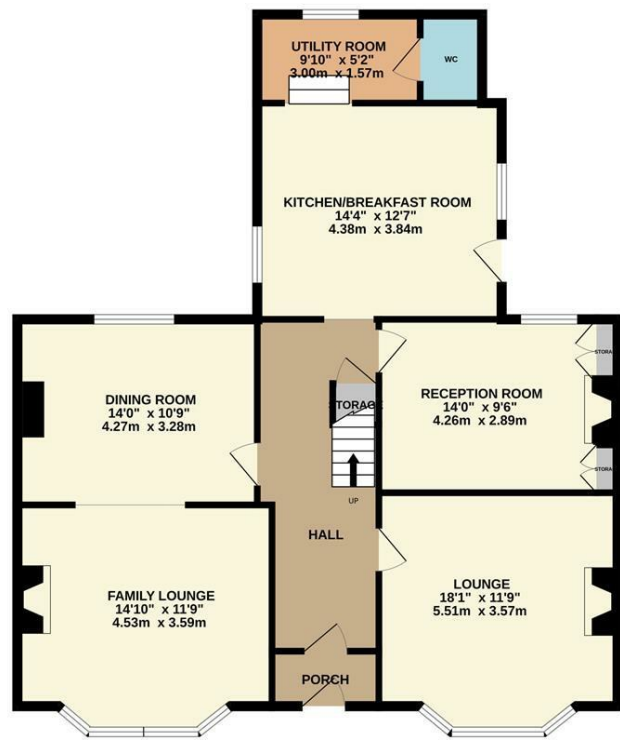




GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.

1ST FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA : 2196sq.ft. (204.0 sq.m.) approx.

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.
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Heulwen St. George Road, Abergele, LL22 7HB

£360,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-101) A			(81-91) A
(81-91) B			(61-80) B
(69-80) C			(49-60) C
(55-68) D			(35-48) D
(39-54) E			(21-34) E
(21-38) F			(11-20) F
(1-20) G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	77	England & Wales
		41	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.



Heulwen St. George Road, Abergele, LL22 7HB

£360,000



Tenure

Freehold

Council Tax Band

E - Average from 01-04-2024 £2,610.49

Property Description

Welcome to this exquisite five-bedroom family home, where historic Victorian features seamlessly blend with contemporary charm. Situated on a highly sought-after residential road, just moments from Abergele town centre and local schools, you have a wealth of amenities at your fingertips.

The property exudes curb appeal from the outset, with its striking brick design and block-paved off-road parking for multiple vehicles. Ascending the paved stairway, the composite front door welcomes you into an inviting entrance porch/cloakroom area, adorned with the original timber door featuring stained glass inserts, leading into the main hallway.

Inside, the hallway boasts timber-effect laminate flooring and elegant timber panelling, while the original decorative Victorian cornice coving and ceiling rose add character to the space.

The family lounge, open in design and connected to the dining area by an open arch, features a bay window transformed into a charming window seat, offering picturesque views of Coed-Y-Gopa Woodland. A striking multifuel burning stove, set atop a slate hearth and framed by a prominent timber mantle, provides a cosy focal point.

The second reception room boasts a large bay window akin to the main lounge, showcasing original exposed timber flooring and adorned with features like swan neck coving and a decorative ceiling rose, accentuating the allure of the room. Here, a multifuel burning stove takes centre stage, framed by an attractive ornate timber mantle.

The third reception room serves as a cosy retreat, featuring panelled walls and original coal fireplace, flanked by storage options.

The spacious kitchen, with its contemporary design, is fitted with a mix of wall and base-mounted shaker-style units, complemented by a stone-effect tiled splash-back. A breakfast bar adds functionality, while integrated appliances including a dishwasher and under-counter fridge enhance convenience.

The adjacent utility room houses plumbing and power for washing and drying appliances, along with a part-tiled ground floor WC.

Ascending the staircase to the first floor, the timber panelling continues, leading to a modern fully tiled WC and loft access. The expansive loft, already boarded and equipped with hot and cold-water feed for central heating, offers scope for future development.

The primary bedroom is a tranquil haven, offering stunning views of Coed-Y-Gopa Woodlands. The original fireplace blends seamlessly with contemporary mirrored fitted wardrobes, adding a modern touch.

The remaining bedrooms, all generously sized, have features ranging from wood-effect laminate flooring to mock sash double glazed windows, and original fireplaces, each offering ample space for free-standing bedroom furniture.

The family bathroom is a luxurious retreat, with a modern partially tiled design, a large freestanding bath, a separate double-sized shower cubicle, dual sinks, and electric underfloor heating.

The expansive rear garden, designed for outdoor living, features multiple seating areas, including a decked terrace sheltered by a pergola and a gazebo for family barbecues & alfresco dining. A well-manicured lawn, enclosed by secure timber fencing and mature borders, offers plenty of space for children to play while enjoying a sunny Southeast aspect.

Conveniently located on St George Road, just a stone's throw from Abergele Town Centre, granting effortless access to nearby infant, primary, and secondary schools, an array of local shops, charming gastro pubs, cafes, and a host of other local amenities. For those with an eye on commuting along the picturesque North Wales Coast, the A55 is conveniently situated just 0.3 miles away.

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.

Family Lounge

14'10 x 11'9 (4.52m x 3.58m)

Dining Room

14'0" x 10'9" (4.27 x 3.28)

Lounge

18'0" x 11'8" (5.51 x 3.57)

Reception Room

13'11" x 9'5" (4.26 x 2.89)

Kitchen/Breakfast Room

14'4" x 12'7" (4.38 x 3.84)

Utility Room

9'10" x 5'1" (3.00 x 1.57)

Bedroom 1

14'10" x 11'9" (4.54 x 3.60)

Bedroom 2

14'11" x 10'10" (4.55 x 3.31)

Bedroom 3

14'0" x 11'10" (4.27 x 3.61)

Bedroom 4

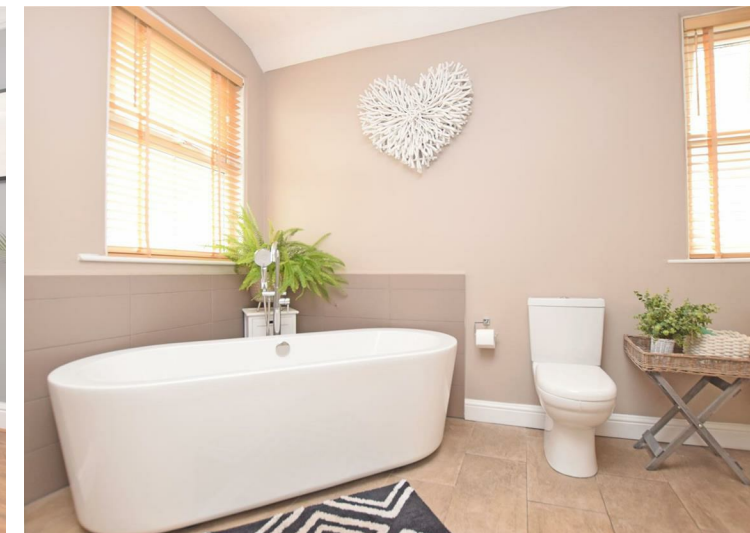
14'0" x 10'9" (4.28 x 3.28)

Bedroom 5

8'9" x 5'9" (2.68 x 1.77)

Bathroom

14'2" x 12'7" (4.32 x 3.84)



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.