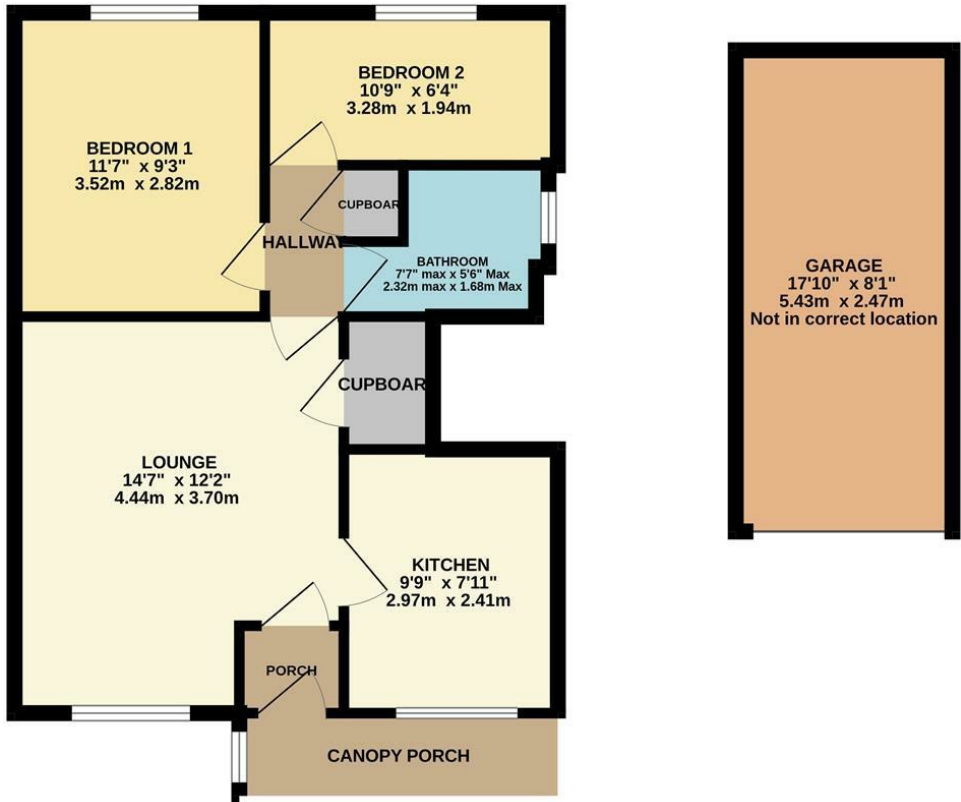




P J B
Prys Jones & Booth



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



20 Harp Court, Abergele, LL22 7YU
£130,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Tenure Leasehold

The lease is currently being extended by the vendors, adding an additional 90 years, now extending the lease until 2194, which also removes the requirement to pay annual ground rent. Additionally, there will be no ongoing service charges to pay as part of the lease. We recommend you confirm this information with your legal representatives.

Council Tax Band

C - Average from 01-04-2024 £1,898.54

Property Description

As you approach the property, a low-maintenance garden with a flagged path leads to a pitched tile-roofed canopy porch with a glazed UPVC weather screen.

A part-glazed UPVC front door opens into the entrance hall, fitted with an inset mat. The enclosed utility cupboard contains smart gas and electric meters and the electrical consumer unit with circuit breakers and RCD protection.

The lounge offers a bright and spacious ambiance with plenty of natural light. There is ample room for a dining table and chairs, and the space is well appointed with a large central heating radiator on the rear wall, a central heating room thermostat, and multiple electrical socket outlets. Additionally, there is a socket for external aerials for TV services.

The kitchen is fitted with a mix of wood-effect base and wall-mounted storage cupboards and drawers, complemented by mottled dark grey worktops and ceramic splashback wall tiles. There is plenty of space for free-standing appliances, including plumbing for a washing machine, condensing tumble dryer, a fridge freezer, and a four-ring electric hob and oven. The wall-mounted central heating boiler is located in the kitchen, recently serviced (March 2024) and having a landlord's gas inspection and test certificate valid until November 2024.

An inner hallway offers a handy storage cupboard with slatted wooden shelving and a clothes rail below.

The primary bedroom offers plenty of space for a double bed with freestanding bedroom furniture. It is fitted with a roller blind and new curtains, with views out to the rear of the property. There are single and double electrical socket outlets.

Bedroom two is also a double room with views to the rear aspect. It benefits from a roller blind, new curtains and has ample electrical sockets.

Completing the accommodation, the bathroom features a contemporary fully tiled design fitted with a modern matching white suite. This includes a full-size bath with an above-bath shower head plumbed into the combi boiler-fed continuous hot water system, a chrome heated towel rail, a compact hand basin, and a WC with a soft-close seat.

Accessible to the side of the property is a single garage, benefiting from a new roof and a parking bay to the front of the garage. Additional benefits include double glazing throughout, an electrical installation condition report valid until November 2027, a landlord's gas certificate valid until November 2024, and a mains-powered smoke alarm.

Harp Court is a highly sought-after residential development, ideally situated just moments from Abergele Town Centre. This prime location offers convenient access to an array of local shops, charming gastro pubs, cosy cafes, and a variety of other amenities. Abergele Golf Club is also just a short drive away, perfect for golf enthusiasts.

The No. 12 bus route runs through the town centre, providing seamless connections from Rhyl to Llandudno, making local travel easy and efficient. Additionally, the A55 is just a few minutes' drive away, offering excellent connectivity for those commuting along the North Wales Coast. Harp Court combines the tranquillity of a residential setting with the convenience of nearby amenities, making it an ideal place to call 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 legal representatives.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge

14'6" x 12'1" (4.44 x 3.7)

Kitchen

9'8" x 7'10" (2.97 x 2.41)

Bedroom 1

11'6" x 9'3" (3.52 x 2.82)

Bedroom 2

10'9" x 6'4" (3.28 x 1.94)

Bathroom

7'7" max x 5'6" max (2.32 max x 1.68 max)

Garage

17'9" x 8'1" (5.43 x 2.47)

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.

