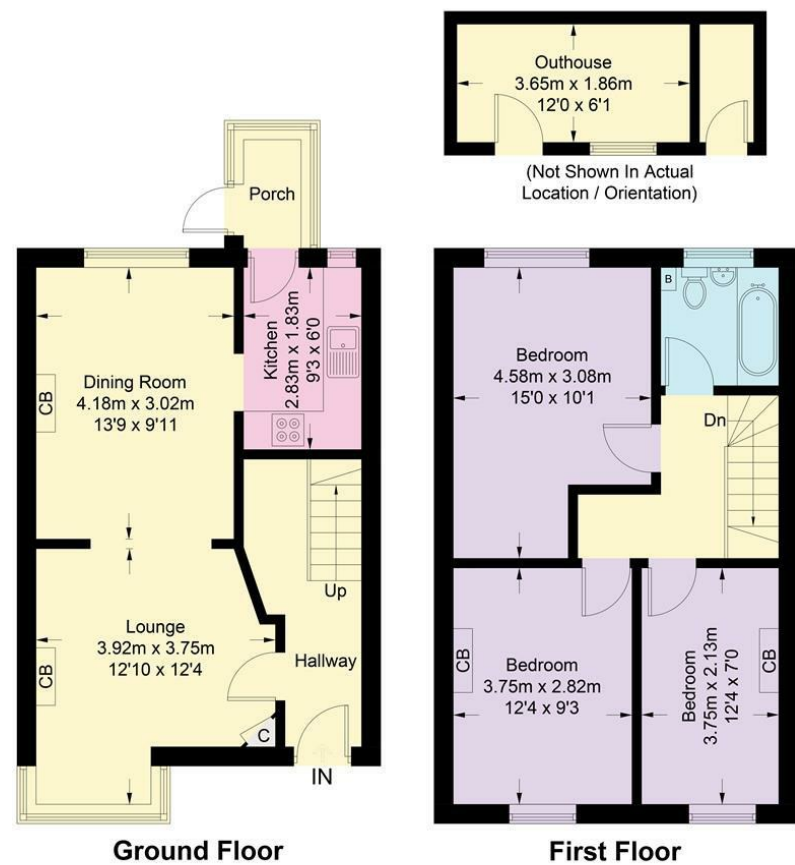




**52 Water Street, Abergele, LL22 7SN**

Approximate Gross Internal Area = 913 sq m / 84.8 sq ft  
 Outhouse = 92 sq m / 8.6 sq ft  
 Total = 1005 sq m / 93.4 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 (ID1081127)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	89		

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.



**52 Water Street, Abergele, LL22 7SN**

**£150,000**



# 52 Water Street, Abergele, LL22 7SN

## £150,000



### Tenure

Freehold

### Council Tax Band

C - Average from 01-04-2024 £1,898.54

### Property Description

Upon arrival, you're greeted by a low-maintenance front garden laid with stone chippings, leading to a UPVC double-glazed door that opens into a spacious entrance hall. Featuring wood-effect laminate flooring, this area also boasts a useful under-stair storage area.

The lounge offers character, with its tall ceilings adorned with coving, a charming box bay window - perfect for displaying the Christmas tree, and a feature fireplace with an alternate design housing an electric fire set on a stone-effect hearth.

Flowing seamlessly from the lounge is the second reception room/dining area, offering ample space for a dining table and chairs or versatile enough to be utilised as a children's play area. With decorative features including dado rails, picture rails, and coved ceilings, this space offers both charm and functionality.

An open archway leads to the compact kitchen area, where a mixture of wall and base-mounted timber-effect units are complemented by a tiled splashback. Integrated appliances include a dishwasher and electric oven, with a ceramic halogen hob, while space and plumbing are available for an integrated washing appliance. Accessible from the kitchen is a rear glazed porch, offering additional storage and access to the garden.

The rear garden boasts a low-maintenance design, featuring hard-core stone chippings bordered by two raised flowerbeds and enclosed by a masonry wall. A shared access path beyond the rear of the garden provides convenient access for bin removal, alongside a useful storage outhouse for bikes and other items.

Heading upstairs, you'll find a landing with laminate flooring and access to an expansive loft space via a pull-down loft hatch with a loft ladder.

The primary bedroom, overlooking the rear garden, offers plenty of space for a double bed and additional furniture, while the second bedroom, located at the front of the property, provides ample room for a double bed, chest of drawers, and computer desk. The third bedroom is generously sized, offering flexibility as a children's nursery or home office.

Completing the accommodation, the tiled bathroom features a mosaic-patterned feature border, an above-bath electric shower with a clear glass screen, a hand wash basin, WC, and houses the Combi boiler.

Conveniently situated just a short stroll from Abergele town centre, this property offers easy access to an array of local amenities, scenic walking paths, golf clubs, and the beautiful Pensarn beach. With excellent transport links via the nearby A55, as well as local schools within walking distance, this property presents an ideal opportunity to embrace modern living within a vibrant community setting.

### 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

12'10" x 12'3" (3.92 x 3.75)

### Dining Room

13'8" x 9'10" (4.18 x 3.02)

### Kitchen

9'3" x 6'0" (2.83 x 1.83)

### Bedroom 1

15'0" x 10'1" (4.58 x 3.08)

### Bedroom 2

12'3" x 9'3" (3.75 x 2.82)

### Bedroom 3

12'3" x 6'11" (3.75 x 2.13)

### 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.

