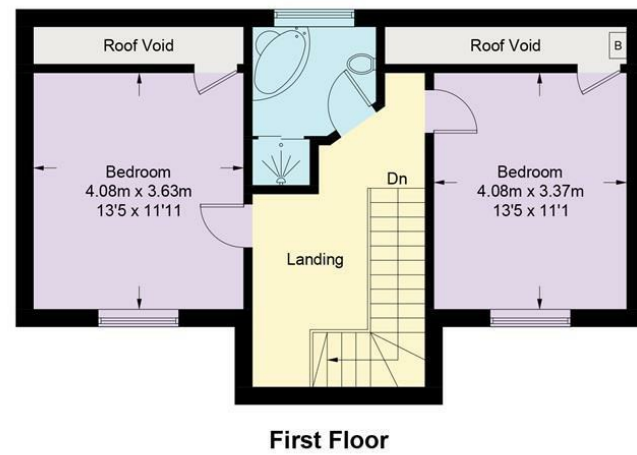
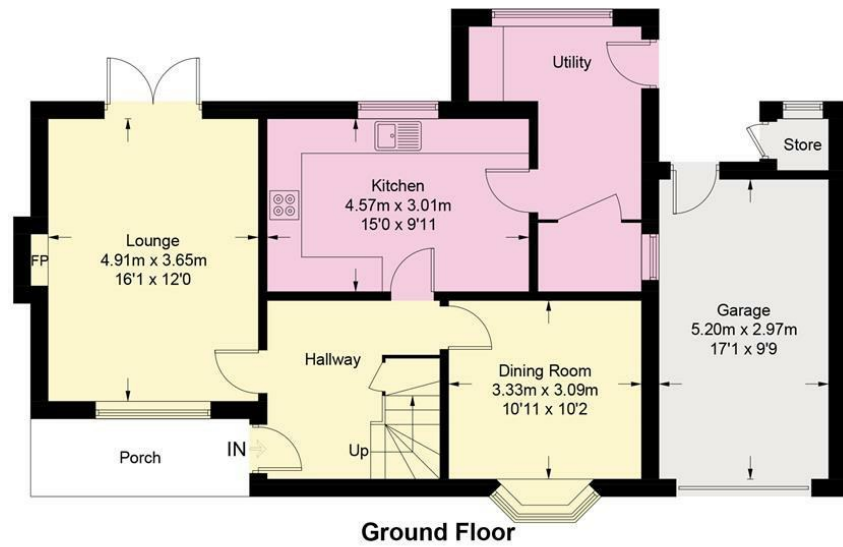




14 Clwyd Avenue, Abergele LL22 7NF

Approximate Gross Internal Area = 112.8 sq m / 1214 sq ft
 Garage & Store = 16.5 sq m / 178 sq ft
 Total = 129.3 sq m / 1392 sq ft



P | J | B
 Prys Jones & Booth

14 Clwyd Avenue, Abergele, LL22 7NF

£250,000



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 (ID1083481)

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO ₂ emissions | Current |
| (92-100) A | 82 | (82-91) A | 55 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ 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.



14 Clwyd Avenue, Abergele, LL22 7NF

£250,000



Tenure
Freehold

Council Tax Band
D - Average from 01-04-2024 £2,135.86

Property Description
The property boasts a commanding roadside presence and impressive kerb appeal, evident from the moment you approach. The block-paved off-road parking leads to a single garage with an electric roller door, and the front garden is meticulously maintained, laid mainly to lawn with raised slate-chipped beds housing mature shrubs.

An open canopy with original floor tiles leads to a composite double-glazed front door, opening into a welcoming entrance hall tastefully decorated with a stylish wall-mounted radiator and a useful under-stair storage area.

The spacious lounge is flooded with natural light from windows to the front aspect and double doors opening onto the rear garden. Original features abound, with picture rails and skirting boards, while the main feature of the room is the multifuel burning stove with a timber mantle set on a stone hearth.

The kitchen features a contemporary design with high-gloss wall and base-mounted units, finished with brushed steel handles, complemented by a cream brick, tiled splashback and timber-effect worktop and flooring. There's plenty of space for a dining table and chairs, and integrated appliances include a fridge freezer, electric oven, microwave, four-ring gas hob, and dishwasher.

Opening from the kitchen is a rear porch area where you'll find the ground floor WC and a utility area with plumbing and power for washing and drying appliances.

A bonus addition to the rear of the garage is an extra storeroom that could be utilised as a compact home office with light.

Ascending the staircase to the first floor, there is a spacious landing area providing access to the loft space.

The primary bedroom is well-proportioned, boasting ample room for a king-size bed along with additional bedroom furniture. From the front aspect window, you are greeted with views of Coed-Y-Gopa Woodland. Extra storage options are

available in the eaves.

The second bedroom also accommodates a double bed with additional freestanding bedroom furniture and features what is believed to be one of the original fireplaces. Extra storage options are available in the eaves space, where the central heating boiler is also located.

The bathroom features a contemporary fully-tiled design, fitted with a P-shaped bath with a handheld showerhead diverter. There's a shower cubicle with a clear glass screen, a rainfall showerhead, and a separate handheld diverter. The sink and WC form one unit with storage options beneath.

The rear garden is enclosed by secure timber fencing. There's a large, well-manicured lawn ideal for children's play, bordered with flowerbeds featuring a wide range of colourful plants and shrubbery. The vendor has installed a timber deck covered by a pergola, providing the ideal spot to enjoy the afternoon sun. There's also a timber shed, a summer house, and a patio area perfect for placing a table and chairs to be enjoyed during family barbecues.

Blending the historic charm with modern taste, this property presents a superb opportunity to own a slice of Abergele history.

Located on Clwyd Avenue, this property boasts a prime location within easy walking distance of Abergele's infant, primary, and secondary schools, Pentre Mawr Park, the prestigious 2019 Sea Side Award-Winning Pensarn Beach, and the bustling Abergele town centre. Immerse yourself in the vibrant local scene, with a diverse array of shops, gastro pubs, and cafes just a stroll away.

For those commuting along the North Wales Coast, convenience is at your doorstep, with easy access to the A55 West at approximately 0.3 miles and the A55 East at 0.7 miles. This strategic location ensures a perfect balance between a tranquil residential setting and seamless connectivity to major travel routes. Welcome to a home where lifestyle and convenience harmonize effortlessly.

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
16'1" x 11'11" (4.91 x 3.65)

Dining Room
10'11" x 10'1" (3.33 x 3.09)

Kitchen
14'11" x 9'10" (4.57 x 3.01)

Bedroom 1
13'4" x 11'10" (4.08 x 3.63)

Bedroom 2
13'4" x 11'0" (4.08 x 3.37)

Garage
17'0" x 9'8" (5.20 x 2.97)

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.

