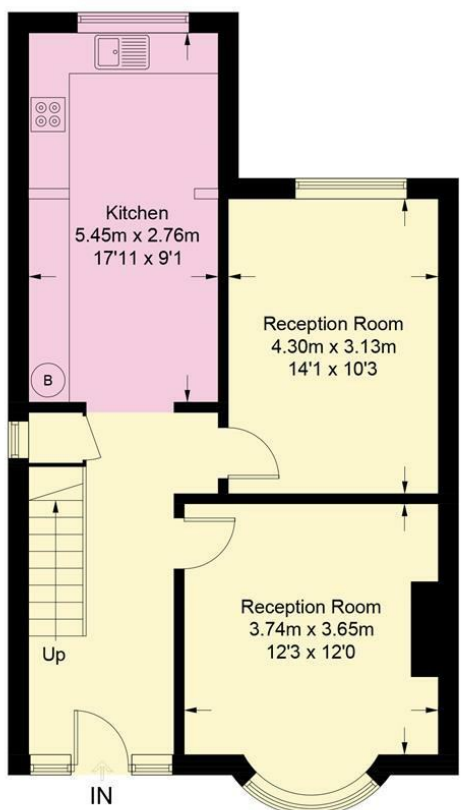


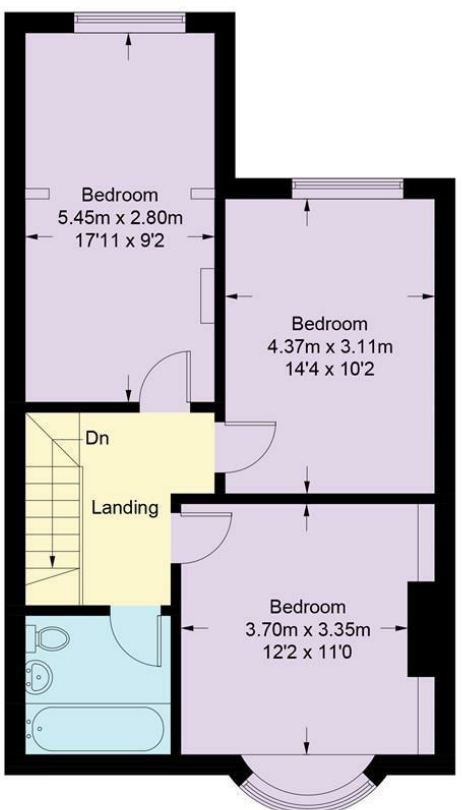


47 Marine Road, Pensarn, Abergele LL22 7PS

Approximate Gross Internal Area = 113.9 sq m / 1226 sq ft



Ground Floor



First Floor

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.
floorplansUketch.com © (ID1087556)

Energy Efficiency Rating	
Current	Potential
67	82

Environmental Impact (CO ₂) Rating	
Current	Potential
D	B

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.



47 Marine Road, Pensarn, Abergele, LL22 7PS

£175,000



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Tanure

Freehold

Council Tax Band

C - Average from 01-04-2024 £1,898.54

Property Description

A welcoming brick-paved driveway provides ample off-road parking for multiple vehicles, complemented by additional paved slab parking that leads to the rear garden, ensuring convenience and ease for families and visitors alike.

As you step through the UPVC door with its glazed side panels, you enter an inviting entrance hall. The space is finished with decorative panelling beneath the staircase, adding a touch of character, while a practical under-stair storage area offers functionality.

The primary lounge is a cozy and inviting space, highlighted by a prominent chimney breast housing an electric fire, complete with a classic timber mantle. The curved bay window is a standout feature, allowing an abundance of natural light to fill the room, creating a bright and airy environment perfect for relaxation.

The second reception room offers versatility, views onto the rear garden. It can be transformed into a delightful dining room, ideal for family meals and entertaining, or used as an additional children's playroom, providing flexible living options.

The extended kitchen is a home chef's delight, offering vast worktop space and an array of base-mounted storage cabinets. It features an integrated electric oven/grill and a four-ring gas hob, with space for a freestanding fridge freezer and plumbing for a washing machine.

Ascending the staircase to the first floor, a bright and airy landing greets you, with access to the loft space for additional storage.

The primary bedroom is a spacious retreat, easily accommodating a king-size bed. The continued feature of a curved bay window enhances the room with natural light, while the vendors have cleverly utilized the space flanking the chimney breast by installing clothes rails and shelving, maximizing storage and functionality.

The second bedroom is generously proportioned, offering ample space for a double bed and freestanding furniture. It also provides stunning views of the Irish Sea, creating a serene and picturesque setting.

The third bedroom has been thoughtfully extended to the rear, creating a versatile space that can be used as an additional play area, office, or walk-in dressing room. This room also enjoys similar captivating views as the second bedroom, adding to its appeal.

The contemporary family bathroom is designed with style and convenience in mind. It features low-maintenance bathroom wall panels, a P-shaped bath with a clear glass screen, an above-bath rainfall showerhead with a separate handheld diverter, a hand wash basin, a WC, and a sleek chrome heated towel rail.

Accessible from the kitchen, the rear garden is designed for low maintenance and is bordered by timber fencing. A timber decked area provides the perfect spot to enjoy the late evening sun from its desirable western aspect, offering an ideal setting for outdoor relaxation and entertainment.

Located in the heart of Pensarn, this property is just a short walk from multiple convenience stores, the beach, and the scenic coastal path. The larger town of Abergele is a few minutes' drive away, offering a variety of amenities including pubs, cafes, a florist, butchers, a local supermarket, schools, a golf club, and countless walking paths. The A55 expressway is also within easy reach, providing convenient access for commuting along the North Wales Coast.

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

12'3" x 11'11" (3.74 x 3.65)

Reception Room

14'1" x 10'3" (4.30 x 3.13)

Kitchen

17'10" x 9'0" (5.45 x 2.76)

Bedroom 1

12'1" x 10'11" (3.70 x 3.35)

Bedroom 2

14'4" x 10'2" (4.37 x 3.11)

Bedroom 3

17'10" x 9'2" (5.45 x 2.80)

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.

