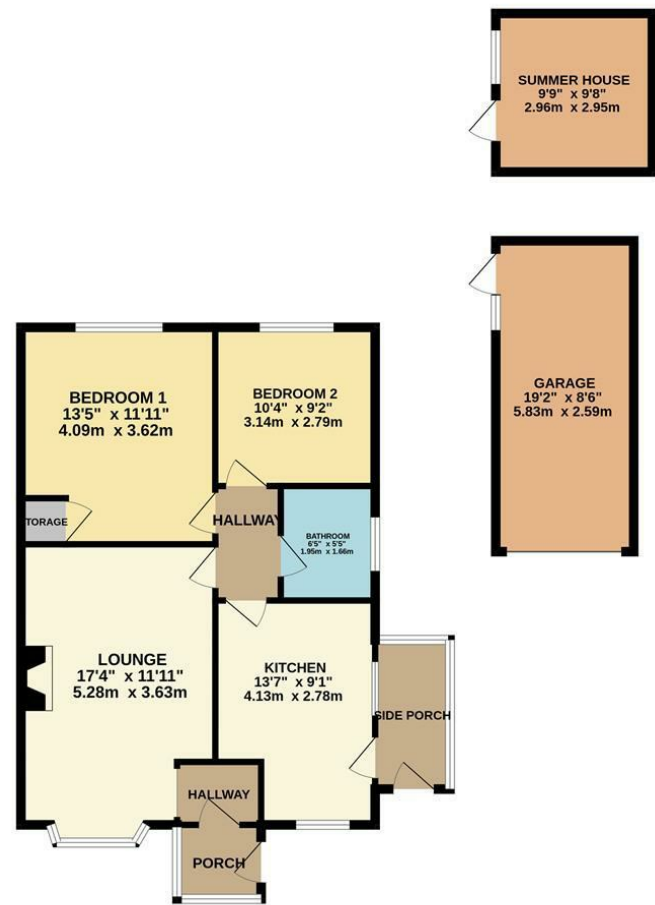


GROUND FLOOR



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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12 Moor Park, Abergele, LL22 7UA

£192,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	87	A	A
68	87	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

England & Wales EU Directive 2002/91/EC  
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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.





# 12 Moor Park, Abergele, LL22 7UA

£192,000



## Tenure

Freehold

## Council Tax Band

C - Average £1,898.54

## Property Description

A UPVC double-glazed door opens into a welcoming entrance porch with tiled flooring, leading to an entrance hall through a second UPVC glazed door.

The lounge, accessible from the hall, features a prominent chimney breast with a timber mantle and an electric fire set on a stone hearth. A stylish bay window allows ample natural light to flood the room, while decorative coving adds a touch of elegance.

From the lounge, a second internal hallway provides access to the partially boarded and well-insulated loft.

The kitchen offers ample countertop space and is fitted with a mix of wall and base-mounted timber units, complemented by stylish splashbacks and worktops. Integrated appliances include an electric oven and hob, with plumbing for a washing machine and space for a freestanding fridge freezer. Electric points are conveniently located in some of the cupboards, allowing for the installation of an integrated under-counter fridge if desired.

A UPVC glazed side porch opens from the kitchen, offering a versatile space that can accommodate a drying appliance or serve as an additional seating area.

The primary bedroom is spacious, easily accommodating a double bed and bedroom furniture. A useful linen cupboard houses the hot water tank, and the vendor informs us that the freestanding wardrobes can remain in the property.

The second bedroom is also a well-proportioned double room with views of the rear garden and ample space for additional bedroom furniture.

The bathroom features a fully two-toned tiled design, fitted with a bath and an above-bath electric power shower, a hand wash basin, and a WC.

At the front of the property, there is ample off-road parking for multiple vehicles and a paved patio area with an adjacent low-maintenance stone-chipped section. The driveway leads to a single garage, which benefits from power.

The rear of the property boasts a well-manicured, low-maintenance lawn bordered with stone chippings and secure timber fencing. A decked terrace leads to a large summer house/workshop, which can be used for storage or as an outdoor seating area.

Moor Park is a charming cul-de-sac, conveniently located within a few minutes' walk of Gwrych Medical Centre, where you can catch the No.12 bus to both Rhyl and Llandudno. Abergele town centre is about a ten-minute walk away, offering a local supermarket, a range of cafes, shops, a butcher, and a florist. Keen walkers will enjoy exploring Coed Y Gopa woodlands, while the award-winning Pensarn Beach is just a five-minute walk away, perfect for those who prefer a sea view.

## 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

17'3" x 11'10" (5.28 x 3.63)

## Kitchen

13'6" x 9'1" (4.13 x 2.78)

## Bedroom 1

13'5" x 11'10" (4.09 x 3.62)

## Bedroom 2

10'3" x 9'1" (3.14 x 2.79)

## Bathroom

6'4" x 5'5" (1.95 x 1.66)

## Garage

19'1" x 8'5" (5.83 x 2.59)

## Summer House

9'8" x 9'8" (2.96 x 2.95)

## 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.

