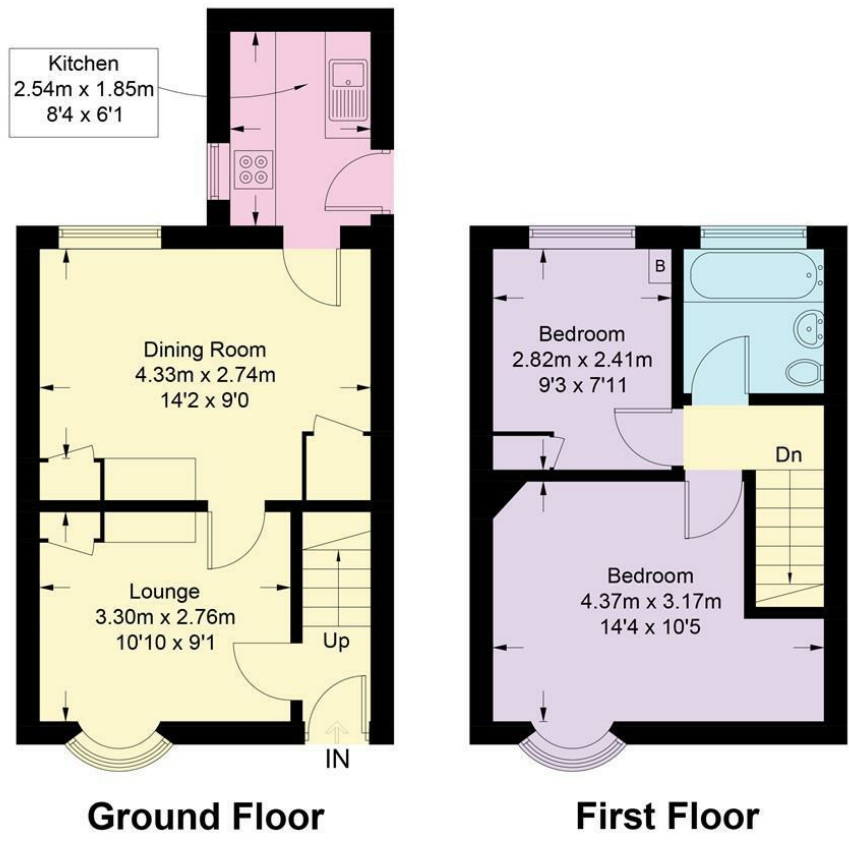




Melvyn, St. George Road Abergele, LL22 7HB

Approximate Gross Internal Area = 60.0 sq m / 646 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 (ID1103464)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	86	A	A
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.



Melvyn St. George Road, Abergele, LL22 7HB
£124,000



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£124,000



Tenure

Freehold

Council Tax Band

C - Average from 01-04-2024 £1,898.54

Property Description

Upon entering through a UPVC double glazed door, you are welcomed into an entrance hall with a staircase ascending to the first floor.

The lounge area, accessed through a timber door, is compact yet inviting, featuring a bay window that floods the room with natural light. The room is adorned with skirting boards, picture rails, and a charming tiled fireplace.

Leading from the lounge is a well-proportioned second reception room, echoing the character of the lounge with its own tiled fireplace. This room also includes a practical storage cupboard and an additional under-stair storage cupboard, offering ample storage solutions.

The kitchen, accessible from the dining room, is fitted with base units and provides space for a freestanding cooker, fridge, and washing machine.

Ascending to the first floor, the landing area offers access to the loft.

The primary bedroom overlooks the front aspect of the property, offering a glimpse of Coed Y Gopa woodland. This room can comfortably accommodate a double bed and additional freestanding wardrobes.

The second bedroom is a generously sized room, suitable for a single bed and a chest of drawers, with an additional linen cupboard for storage. The gas central heating boiler is housed in a separate cupboard.

The family bathroom is partially tiled and features a bath with an above-bath electric shower, a hand wash basin, and a WC.

The rear garden, accessible via a pathway to the side of the property or through the kitchen door, enjoys a south-easterly aspect, providing ample sunshine throughout the afternoon. The garden is designed for low maintenance with predominantly paved areas, a small flowerbed, and is bordered by timber fencing and a stone wall. A timber shed is also available.

The property benefits from double glazing and gas central heating. However, please note that there is no off-road parking available.

According to the title documents, there appears to be a right of way to the property accessible from the front of the adjoining property, intended for access purposes only. We recommend confirming this with your legal representative.

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

10'9" x 9'0" (3.30 x 2.76)

Dining Room

14'2" x 8'11" (4.33 x 2.74)

Kitchen

8'3" x 6'0" (2.54 x 1.85)

Bedroom 1

14'4" x 10'4" (4.37 x 3.17)

Bedroom 2

9'3" x 7'10" (2.82 x 2.41)

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.

