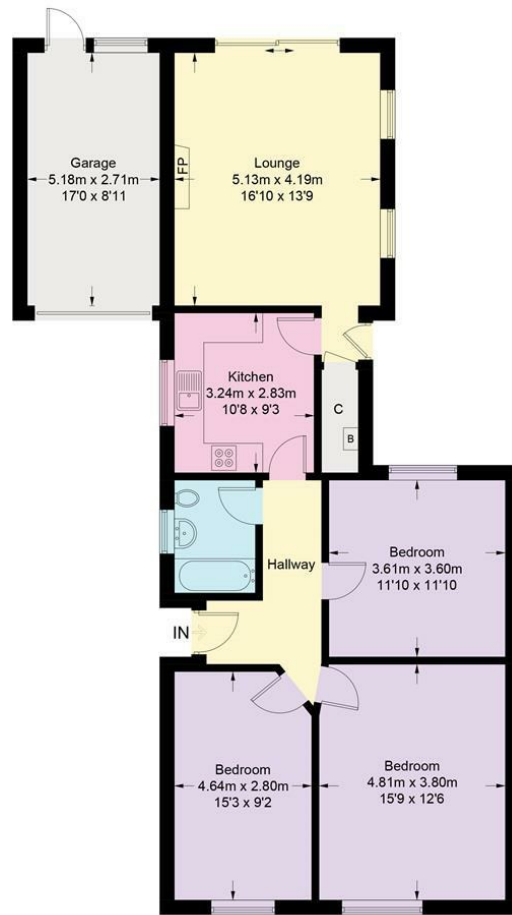




43 The Broadway, Abergele, LL22 7DD

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 106.2 sq m / 1143 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 (ID1105527)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.



43 The Broadway, Abergele, LL22 7DD
£240,000



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£240,000



Tenure

Freehold

Council Tax Band

C - Average from 01-04-2024 £1,898.54

Property Description

The property greets you with an open porch featuring exposed brickwork, leading to a welcoming UPVC door that opens into a bright and airy entrance hall, with convenient access to the sizable loft which presents potential for conversion in to 2/3 rooms as all internal walls are believed to be load bearing, subject to the correct building regulations.

Breaking away from the typical layout of bungalows in Abergele, the lounge is now located at the rear of the property within a thoughtfully designed extension. This generous space easily accommodates a dining table and chairs, as well as additional lounge furniture. The room boasts a pleasant outlook onto the rear garden, while side aspect windows offer charming views of Coed Y Gopa woodland. A feature fireplace with a timber surround adds a cosy touch, and patio doors open directly onto the rear garden.

The kitchen, adorned with tiled splashbacks, is primarily fitted with base-mounted units. It provides ample space for an under-counter fridge, plumbing for a dishwasher, and a gas cooker, making it a practical space.

What was formerly the lounge has been transformed into the primary bedroom, offering abundant space for a double bed, sideboards, and wardrobes. The original fireplace remains intact, providing a charming focal point. With a touch of creativity, fitted wardrobes could be installed on either side of the chimney breast, offering valuable storage solutions and there's even potential, given how large the room is to install an en-suite shower room.

The second bedroom is a spacious double room with a lovely view of the rear garden and the hillside beyond. It easily accommodates a double bed and additional bedroom furniture and features a useful linen cupboard housing the water tank.

The third double bedroom, slightly extended to the front, enjoys an abundance of natural light. This versatile room can

comfortably fit a double bed and could also serve as a dining room or home office.

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

Adjacent to the kitchen is a side porch, where you'll find a useful storage cupboard housing the central heating boiler and space for a freezer. This porch provides access to the side portion of the garden, which is laid with paving stones and framed with mature shrubs.

The rear garden enjoys a sunny south-easterly aspect mean sunshine first thing in the morning and well into the afternoon/evening, bordered with concrete fencing panels that offer privacy without a sense of enclosure. The low-maintenance design includes a large patio area laid with paving stones and a small patch of easily manageable lawn. A timber pergola adds an inviting warmth to the garden, which is adorned with a mix of mature shrubbery.

At the front of the property, a lawn section bordered with flowerbeds hosts a colourful array of plants, while a brick-paved driveway offers ample off-road parking for several vehicles. The single garage, constructed contemporaneously with the rear extension, benefits from power and plumbing for your washing and drying appliances.

This charming bungalow seamlessly blends thoughtful design, comfort, and practicality, making it an ideal home in a highly desirable location.

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

16'9" x 13'8" (5.13 x 4.19)

Kitchen

10'7" x 9'3" (3.24 x 2.83)

Bedroom 1

15'9" x 12'5" (4.81 x 3.80)

Bedroom 2

11'10" x 11'9" (3.61 x 3.60)

Bedroom 3

15'2" x 9'2" (4.64 x 2.80)

Garage

16'11" x 8'10" (5.18 x 2.71)

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.

