



TOTAL FLOOR AREA: 526 sq.ft. (48.9 sq.m.) approx.  
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 is given as to their operability or efficiency can be given.  
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### 3A Rhuddlan Road, Abergele, LL22 7HH

£99,950



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(81-91) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Current: 70 Potential: 74

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.



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## Tenure

The freehold of the building will be sold with this ground floor flat, and as a result 3A will be a freehold flat. It's important to note that 3B (the flat above) is on a lease hold title.

Please note that the rear garden accompanying the property is available only under possessory title. Prior to proceeding with the purchase of the property, we strongly advise conducting your own comprehensive research.

## Council Tax Band

A - Average £1,202.10

## Property Description

The property comprises a small stone chipped front garden leading to a uPVC double glazed door that opens directly into a spacious lounge allowing plenty of room for a dining table and chairs in the box bay window.

A hallway opens from the lounge leading to a contemporary kitchen fitted with high-gloss kitchen units finished with a brick tiled splashback and benefits from an integrated electric oven and hob. Opening from the kitchen is a door leading to the rear garden.

Back to the hallway and you'll find a spacious double bedroom offering ample room for free standing wardrobes. And finally a modern shower room that is partially tiled fitted with a clear glass screen shower cubicle with rainfall shower head, separate hand held diverter and is fitted digital temperature gauge, a stylish wall mounted radiator, a hand wash basin & a WC.

The property also benefits from gas central heating, double glazing and a rear garden.

The property is conveniently located on Rhuddlan and is within a moments walk of Abergele Town Centre, providing easy access to the local infant, primary and secondary schools, a range of local shops, gastro pubs, cafes and other local amenities. The A55 is within 0.3 miles for those looking to commute along the North Wales Coast.

## Key Feature

A key feature of the property is its condition. Over the current ownership, the property has undergone a comprehensive program of improvement works which includes a new kitchen, new bathroom and a complete decorative overhaul. The property now presents in superb condition throughout, is ready for immediate occupancy and is a superb opportunity for a prudent buyer to acquire a superb first time buy or rental investment.

## Lounge

14'9 x 13'4 (4.50m x 4.06m)

## Kitchen

8'4 x 8'2 (2.54m x 2.49m)

## Bedroom

12'9 x 9' (3.89m x 2.74m)

## Bathroom

9'5 x 5' (2.87m x 1.52m)

## 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.

