



TOTAL FLOOR AREA : 1766 sq.ft. (164.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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**1 Parc Glan Aber, Abergele, LL22 7FA
 Offers in excess of £375,000**



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	83		

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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Offers in excess of £375,000



Tenure
Freehold

Council Tax Band
F - Average from 01-04-2024 - £3,085.13

Property Description
The property occupies a generous corner position, bordered by an eye-catching stone wall that encloses the beautifully maintained front garden. The lawn is neatly manicured, with a paved pathway leading to the front entrance, surrounded by mature shrubbery that enhances the home's charming kerb appeal.

A portico-style entrance provides shelter as you approach the composite double-glazed door, which opens into a welcoming vestibule with exposed brickwork and tiled flooring. From here, a glazed PVC door leads into the spacious entrance hall. The hall is equipped with a large storage cupboard, ideal for linen and serving as an airing cupboard, housing the water tank. There's also loft access via a pull-down hatch with a folding timber ladder. The loft is well insulated, partially boarded, and benefits from fitted lighting.

The primary lounge is a bright and inviting space, featuring dual-aspect windows that flood the room with natural light. The centrepiece is a beautiful stone fireplace with a gas flame fire, framed by a solid stone mantle and hearth. Elegant coving and a decorative ceiling rose add a touch of charm and sophistication to this room.

A second reception room, currently used as a sitting room, offers versatility and could easily serve as a formal dining room. The bay window allows natural light to stream in, highlighting the room's character features, including dado rails and coved ceilings.

The well-designed kitchen offers a range of contemporary shaker-style units in a wood-effect finish. The U-shaped layout provides ample worktop space and includes a breakfast bar. Integrated appliances include a five-ring gas hob with an extractor hood, and a built-in eye-level double oven and grill. A stainless-steel sink overlooks the garden, and there's space for a freestanding fridge-freezer. An open archway leads to a cosy breakfast area, ideal for informal meals with space for a dining table and chairs.

Flowing from the breakfast room is a conservatory, thoughtfully constructed with an insulated roof, allowing year-round use.

The adjoining utility room is fitted with matching kitchen units and offers additional practicality with plumbing for a washing machine and dishwasher, along with a second stainless-steel sink. A composite double-glazed door provides direct access to the rear garden.

The primary bedroom is a spacious and serene retreat, with ample room for a double or king-sized bed. Fitted wardrobes and a dressing table offer plenty of storage, while a large arched window overlooks the front aspect

with views of the Woodlands beyond. The en-suite shower room is fully tiled and features a walk-in shower, a hand wash basin with storage beneath, and a WC.

The second bedroom is equally well-appointed, with fitted wardrobes and a dressing table, and enjoys views over the rear garden.

The third bedroom, currently set up as a home office, has ample power points and could easily be converted back into a double bedroom with space for freestanding furniture.

The family bathroom is contemporary in design, fully tiled with a mosaic border. It features a hand wash basin and WC combined into a single unit with storage beneath, and a corner bath with a handheld shower fed from a mixer tap. A wall-mounted towel warmer adds a touch of luxury.

The rear garden is designed with low maintenance in mind, primarily laid with brick paving, with a stone-chipped area and raised flowerbeds adding colour. A timber shed offers additional storage, and there are two external power sockets for convenience.

The attached garage is accessible from the garden and features an electric up-and-over door, with ample parking available in front. The garage is also equipped with power for additional appliances and includes a sink, adding further functionality.

The property's location is a standout feature. Situated on the corner of Parc Glan Aber and Marford Drive, this peaceful cul-de-sac offers stunning views of Coed Y Gopa Woodlands. Abergele Golf Club and Tan y Gopa Woodlands are just a short walk away, perfect for nature enthusiasts and walkers. Abergele town centre is within a 10-minute walk, providing a range of local shops, cafes, gastro pubs, and other amenities, while the award-winning Pensarn Beach and Pentre Mawr Park are also nearby. For commuters, the A55 is just a few minutes away, offering easy access to the North Wales coast.

This exceptional bungalow presents a rare opportunity to enjoy comfortable, convenient living in a beautiful setting.

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
18'8" max x 16'9" max (5.71 max x 5.13 max)

Sitting Room
12'10" x 9'8" (3.93 x 2.96)

Kitchen
12'10" x 8'8" (3.92 x 2.65)

Breakfast Room
8'9" x 6'5" (2.68 x 1.98)

Conservatory
8'9" x 8'5" (2.67 x 2.58)

Utility
9'3" x 7'4" (2.82 x 2.24)

Bedroom 1
12'10" x 11'5" (3.91m x 3.48m)

Bed 1 En Suite
7'2" x 3'8" (2.19 x 1.12)

Bedroom 2
12'11" x 10'5" (3.94 x 3.18)

Bedroom 3
12'2" x 9'10" (3.73 x 3.01)

Double Garage
19'1" x 18'5" (5.84 x 5.62)

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, Kinnel 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.

