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13 Sydenham Avenue, Abergele, LL22 7NH
£190,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	54	A	G

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ 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.



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£190,000



Tenure

Freehold

Council Tax Band

C - Average from 01-04-2024 £1,898.54

Property Description

A hard-standing driveway greets you on arrival, providing off-road parking for multiple vehicles, complemented by a lawned front garden edged with mature shrubs. The double-glazed composite front door opens into a welcoming entrance hall, where the staircase ascends to the first floor.

The bright and airy lounge exudes charm, with traditional features including coved ceilings, a decorative ceiling rose, and a bay window that bathes the room in natural light. An electric fire, set on a marble-effect hearth with a wooden surround, offers a cosy focal point for chilly winter evenings.

Flowing seamlessly from the lounge is the open-plan kitchen/breakfast room. Designed with a country-style feel, it features base-mounted units complemented by a classic brick-tiled splashback. Integrated appliances include an 'Indesit' electric oven and hob, with space for a free-standing fridge freezer. A handy under-stair cupboard provides additional storage, keeping the space neat and practical. From the dining area, uPVC double-glazed 'tilt and slide' doors open into a garden conservatory, offering a versatile extra reception or dining room. French doors from the conservatory lead out to the rear garden.

A rear porch, currently utilised as a utility area, provides plumbing and power for washing appliances, making this home even more practical for modern living.

Upstairs, the first floor boasts a spacious primary bedroom, offering ample room for a double or king-size bed, alongside plenty of space for bedroom furniture. The second bedroom, also generously sized, overlooks the rear of the property and features built-in panelled wardrobes for additional storage.

The family bathroom combines modern tones with timeless features, including a bathtub (possibly the original cast iron bath) with an overhead shower, a hand wash basin, and a useful linen cupboard that also houses the boiler.

Outside, the south-west facing rear garden is perfect for soaking up the afternoon sun. Mainly laid to lawn, it includes a patio area, ideal for outdoor dining or entertaining. There's also space for a garden shed, providing further storage options.

Additional benefits include gas central heating, double glazing throughout, and a loft accessible from the first-floor landing.

One of the home's standout features is its prime location on Sydenham Avenue, a popular residential road just moments from the green spaces of Pentre Mawr Park. The property is within walking distance of Abergele's infant, primary, and secondary schools, the award-winning Pensarn Beach, and the town centre, which offers a variety of shops, gastro pubs, cafes, and other amenities. For those commuting along the North Wales coast, access to the A55 west is only 0.3 miles away, with the eastbound access just 0.6 miles from the property.

This lovely home perfectly blends period charm with modern living, making it ideal for families or anyone looking for a comfortable, well-located property.

Lounge

14'1" x 12'6" (4.30 x 3.83)

Kitchen Diner

17'1" x 7'6" (5.23 x 2.29)

Conservatory

8'1" x 6'7" (2.48 x 2.02)

Utility Room

2'9" x 7'4" (0.84 x 2.24)

Bedroom 1

17'2" max x 9'7" (5.24 max x 2.94)

Bedroom 2

10'8" x 8'11" (3.26 x 2.73)

Bathroom

7'9" x 7'6" (2.38 x 2.31)

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.

