



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 as to their operability or efficiency can be given. Made with Metropix ©2024

11 Bryntirion Terrace, Abergele, LL22 7BG Offers in the region of £142,500



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A	81	(92-100) A	81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
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.



11 Bryntirion Terrace, Abergele, LL22 7BG

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Tenure

Freehold

Council Tax Band

B - Average from 01-04-2024 £1,661.23

Property Description

The rear of the property serves as the main entrance, where a uPVC double-glazed door leads you into the kitchen. The kitchen is fitted with a range of wall and base-mounted units, providing ample space for a freestanding cooker, along with under-counter room for both a fridge and freezer. There's also plumbing and power for a washing machine and a useful storage cupboard for added convenience.

The kitchen flows into an open-plan dining area, perfect for a cosy dining table or an additional reception space. There's also a handy open understairs storage area that could easily double as a home workspace.

Just off the kitchen is the family bathroom, featuring a tiled design, with an electric shower above the bath and a shower curtain. It also includes a hand wash basin, WC, and an extra storage space just before entering the bathroom.

The lounge, accessible from the dining area, is a bright and inviting room that overlooks the front terrace garden. A multi-fuel burning stove, set on a slate hearth, adds a cosy touch. There's also a front porch that offers an alternative entrance into the property.

Upstairs, the primary bedroom is a spacious double room, complete with built-in storage units surrounding the bed, making excellent use of the space. The second bedroom is a good-sized single, featuring fitted wardrobes for added storage.

The rear garden enjoys a sunny southeast-facing aspect and is a mix of paving stones and stone chippings. There's ample space for a timber shed, while the colourful array of plant life brings vibrancy to this peaceful outdoor area.

The property benefits from gas central heating, with the boiler located in the loft, which is accessible from the second bedroom. Double glazing is installed throughout, ensuring warmth and energy efficiency. Although there is no designated off-road parking, ample on-street parking is available in the immediate area.

A standout feature of this property is its prime location. Just a short walk from Abergele town centre, you'll find a variety of local shops, cosy gastro pubs, cafes, and other amenities at your fingertips. For those who enjoy the outdoors, Abergele Golf Club and numerous walking paths are nearby, as is the award-winning Pensarn Beach. Commuters will also appreciate the easy access to the A55, providing excellent links along the North Wales coast.

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

13'1" x 10'1" (3.99 x 3.08)

Reception Room

13'1" x 9'6" (4.00 x 2.92)

Kitchen

10'8" x 7'1" (3.26 x 2.17)

Bedroom 1

13'1" x 10'1" (4.00 x 3.09)

Bedroom 2

13'2" x 6'9" (4.03 x 2.07)

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.

