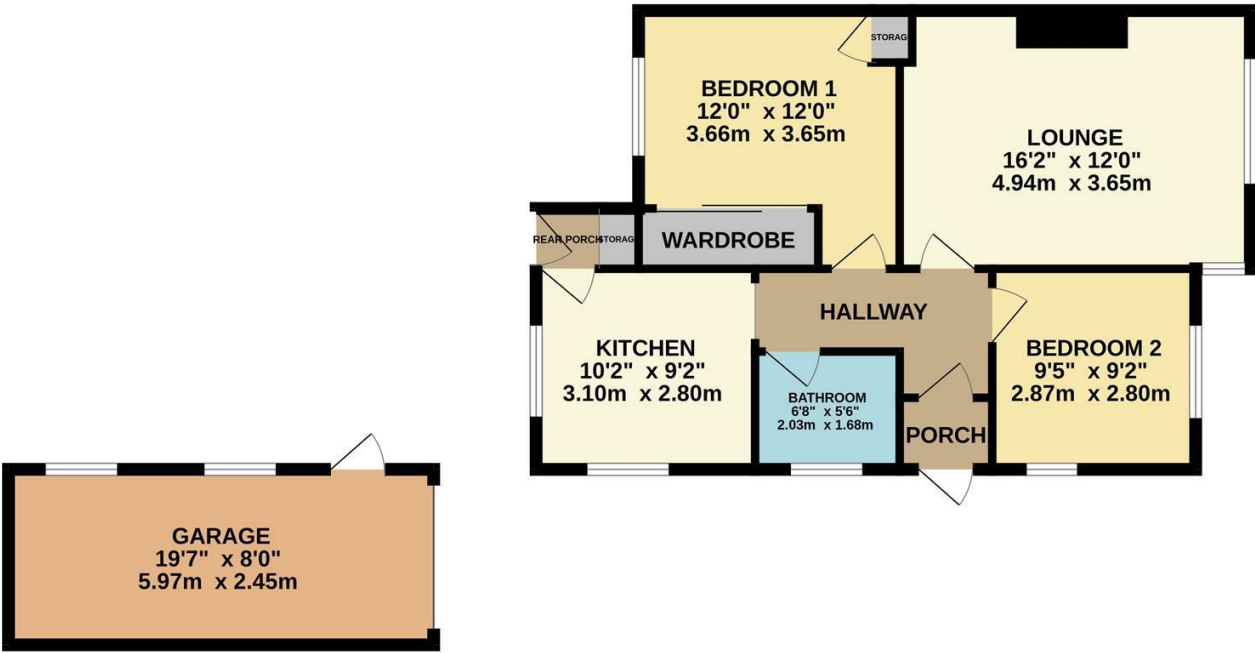




P J B
Prys Jones & Booth



GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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 as to their operability or efficiency can be given.
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24 Clifton Rise, Abergele, LL22 7DN
£200,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-10) G			(1-10) 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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24 Clifton Rise, Abergele, LL22 7DN

£200,000



Tenure

Freehold

Council Tax Band

C- Average from 01-04-24 £1,898.54 - Information from conwy.gov.uk

Property Description

The property welcomes you through a wood-effect PVC door into an entrance porch, laid with classic quarry tile flooring and featuring exposed brick decorated walls. A timber glazed door leads you into an L-shaped hallway, where tiled flooring adds a contemporary touch, and there's also access to the loft space.

The lounge is a bright and spacious, tastefully decorated in neutral tones. Dual-aspect windows flood the room with natural light, while a stone-effect fireplace with an electric fire creates a cosy focal point. The alcoves flanking the chimney breast provide the ideal spots for shelving or sideboards. There's ample space for your lounge furniture, and even a small table and chairs for a more relaxed dining option.

The kitchen showcases a modern, shaker-style design with timber-effect wall and base-mounted units, complemented by a brick-tile splashback. An integrated electric oven and four-burner gas hob provide the perfect tools for cooking, while a handy breakfast bar offers space for casual dining or meal preparation. A rear porch opens off the kitchen, offering a practical alcove for a fridge freezer or drying appliance, while also housing the central heating boiler.

The primary bedroom is a generously proportioned space, with room to comfortably accommodate either a double or king-sized bed. Enjoying a pleasant outlook onto the rear garden, this room also features integrated wardrobes and a handy storage cupboard with shelving, ideal for linens.

The second bedroom is a versatile space that could serve as a cosy guest room, home office, or hobby room. The current vendor has made creative use of the space by

installing a foldaway bed, which cleverly doubles as a shelving unit when not in use.

The bathroom continues the contemporary aesthetic, laid with the same tiled flooring as the hallway. There's a part-tiled design and a bath fitted with an above-bath electric shower and an additional handheld diverter off the mixer tap. Completing the suite are a ceramic hand wash basin, a WC, and a chrome heated towel rail.

The southwest-facing rear garden is a pleasant outdoor space, offering a large patio area for alfresco dining or entertaining, alongside an easily maintained lawn section. Flanked by a mature hedgerow and timber fencing to the rear, this private garden is perfect for enjoying sunny days.

To the front, a lawned garden enhances the home's kerb appeal, while a hardstanding driveway provides ample parking for multiple vehicles. A single garage with a manual up-and-over door offers additional parking or storage, with a convenient side door opening into the rear garden.

This well-presented bungalow offers a combination of comfort, and practicality in a sought-after location. Perfect for anyone looking to enjoy the best of Abergele living, this home is sure to impress.

Situated just a few minutes' walk from Abergele Town Centre, residents enjoy easy access to a diverse array of local shops, delightful gastro pubs, cosy cafes, and essential amenities. Golf enthusiasts will appreciate the proximity to Abergele golf club, making it convenient to indulge in their favourite sport. For seamless commuting along the North Wales Coast, the A55 is within a few minutes' drive, offering effortless travel opportunities. Additionally, a no.12 bus stop is conveniently located on the right as you exit The Broadway, further enhancing the ease of transportation.

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.

Both full fibre and copper broadband are available to the property. Source - www.openreach.com/fibre-checker - as of 24-1-25

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge

16'2" x 11'11" (4.94 x 3.65)

Kitchen

10'2" x 9'2" (3.10 x 2.80)

Bedroom 1

12'0" x 11'11" (3.66 x 3.65)

Bedroom 2

9'4" x 9'2" (2.87 x 2.80)

Bathroom

6'7" x 5'6" (2.03 x 1.68)

Garage

19'7" x 8'0" (5.97 x 2.45)

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.

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.

