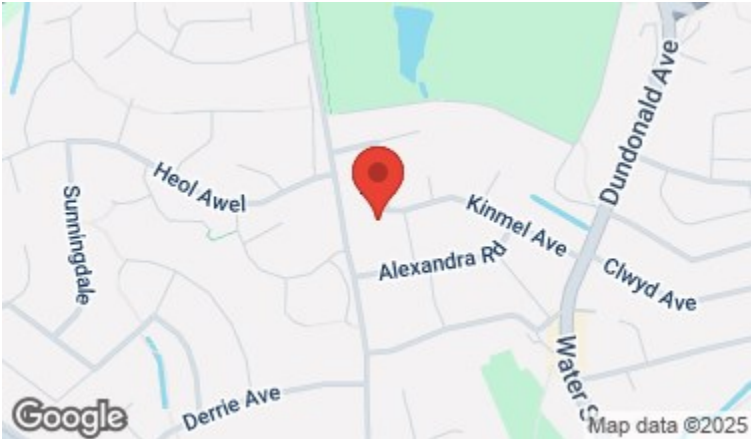
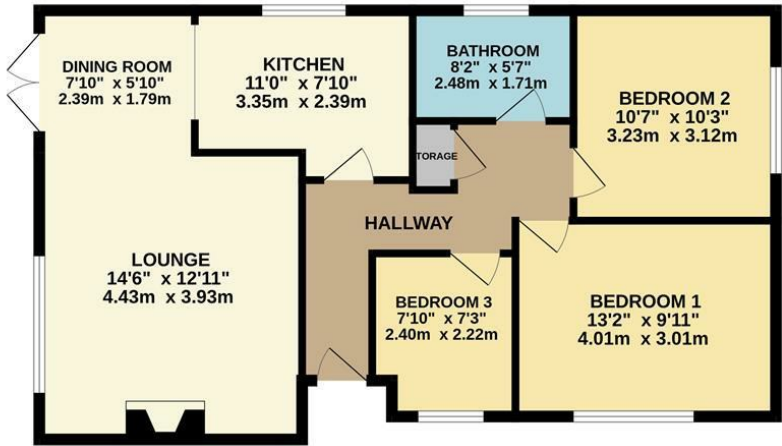


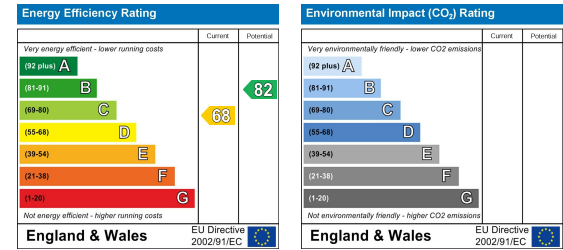


GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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33 Kinmel Avenue, Abergele, LL22 7LR
£294,000



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.



33 Kimmel Avenue, Abergele, LL22 7LR

£294,000



Tenure

Freehold

Council Tax Band

E - Average from 01-04-2-24 £2,610.49 - Source - conwy.gov.uk/en/Resident/Council-Tax/Council-Tax-Bands

Property Description

As you arrive, you're greeted by a hardstanding driveway providing off-road parking for multiple vehicles, along with a single garage accessible via a manual up-and-over door.

A composite double-glazed door, sheltered by an open porch, leads into a welcoming L-shaped entrance hall, laid with carpets. A useful storage cupboard is fitted with plumbing for a washing appliance, while oak strip panel doors add a stylish and cohesive touch throughout the home. There's also access to the loft via a drop-down ladder, with the space benefiting from insulation and power.

The lounge is a cosy and inviting retreat, decorated in neutral modern tones, with a large picture window offering a pleasant view of the rear garden. A multi-fuel burning stove enhances the warmth and charm of the space, making it the perfect spot to relax on a chilly evening. The lounge flows seamlessly into the dining area, where patio doors open onto the rear garden, creating a wonderful connection between indoor and outdoor living.

The kitchen is designed for both style and functionality, featuring a mix of wall, base, and larder cupboards with brushed steel handles and sleek push-to-open doors. Integrated appliances include a Bosch gas hob, a double electric oven/grill, a fridge/freezer, and a dishwasher. The kitchen is further complemented by a cream brick-tiled splashback and oak flooring, adding a contemporary yet timeless appeal.

The rear garden is a thoughtfully landscaped space, laid with sandstone paving slabs and tiered to create distinct

areas for relaxation and entertaining. A well-manicured lawn is bordered by wood-chipped flower beds and secure timber fencing, while a timber pergola adds character and a touch of shade to this inviting outdoor retreat. The garden enjoys a multi-aspect orientation but predominantly faces south, ensuring plenty of sunshine throughout the day and well into the evening.

Both double bedrooms are well-proportioned, offering ample space for king-size beds and additional freestanding furniture. Since taking ownership, the vendor has reconfigured the layout of the hallway to create a third bedroom, which could alternatively be used as a dressing room or home office.

The bathroom is contemporary in design, featuring tiled flooring, a ceramic sink with storage beneath, a WC, and a stylish P-shaped bath with an overhead rainfall shower and a separate handheld diverter.

The current owner has meticulously upgraded and maintained the property, carrying out significant improvements, including a full electrical rewire and re-plumb, newly installed PVC windows, a complete re-plaster of the internal walls, a modernised kitchen and bathroom, and the installation of the multi-fuel burning stove.

Situated on Kimmel Ave, a sought-after residential area, the property offers easy access to Pentre Mawr parc, the award-winning Pensarn beach, Abergele town centre, all within walking distance. The A55 is just moments away for those commuting 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.

Both full fibre and copper broadband are available to the property. Source - www.openreach.com/fibre-checker - as of 3-2-25

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

Lounge

14'6" x 12'10" (4.43 x 3.93)

Dining Room

7'10" x 5'10" (2.39 x 1.79)

Kitchen

10'11" x 7'10" (3.35 x 2.39)

Bedroom 1

13'1" x 9'10" (4.01 x 3.01)

Bedroom 2

10'7" x 10'2" (3.23 x 3.12)

Bedroom 3

7'11" x 7'3" (2.43 x 2.22)

Bathroom

8'1" x 5'7" (2.48 x 1.71)

Garage

18'1" x 8'3" (5.53 x 2.52)

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, Kimmel 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.

