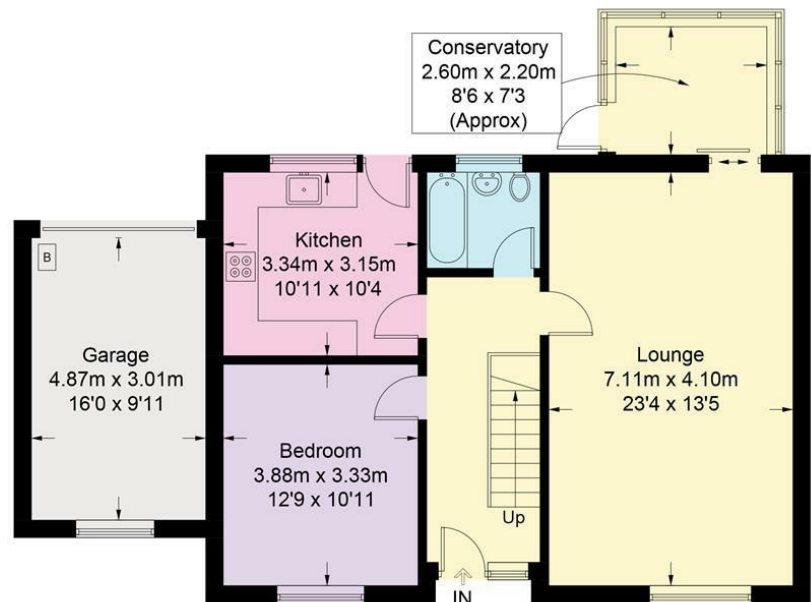


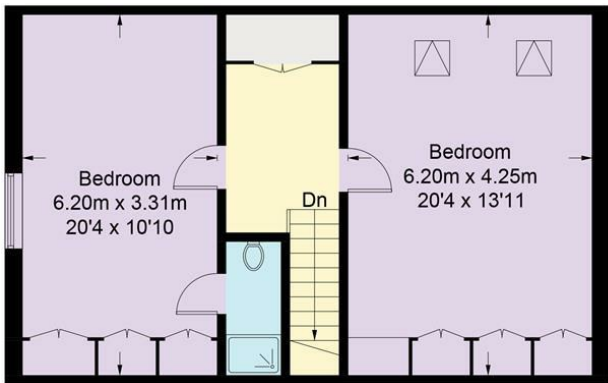


Danesmoor, Tower Way Abergele, LL22 7AY

Approximate Gross Internal Area = 136.2 sq m / 1466 sq ft
Garage = 14.5 sq m / 156 sq ft
Total = 150.7 sq m / 1622 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO ₂ emissions | Current |
| (92 plus) A | | (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 | |
| (1-20) G | | (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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P J B
Prys Jones & Booth



Danesmoor Tower Way, Abergele, LL22 7AY
Offers invited £225,000

3 2 1 D



Danesmoor Tower Way, Abergele, LL22 7AY

Offers invited £225,000



Tenure

Freehold

Council Tax band

Band - D - Average from 01-04-2024 - £2,135.86
Information from conwy.gov.uk

Property Description

The property is accessible by car via High Street, leading to a private lane laid with stone chippings. This pathway opens into a spacious parking area, where you'll also find a single garage with a manual up-and-over door, which houses the central heating boiler.

Alternatively, for those on foot, a public pathway through Gele Parc provides direct access to the front of the property. A charming, paved pathway, framed by well-kept lawns and a low-level brick wall, creates an inviting approach, with vibrant flowerbeds adding pops of colour to the space.

Stepping inside, a timber front door with a double-glazed side panel opens into the entrance hall, where you'll find a handy under-stair storage cupboard.

The lounge is a bright and airy space, providing ample room to accommodate lounge furniture as well as a dining table and chairs. Character features such as coved ceilings add charm, while a feature fireplace framed by a timber mantle sits on a stone hearth, with a gas feed available should you wish to install a gas or electric fire.

Flowing off the lounge is a well-proportioned conservatory, laid with traditional quarry tile flooring. This tranquil space is ideal for unwinding in the afternoon sun and could also serve as a dining room, offering lovely garden views.

The kitchen is fitted with a mix of wall and base-mounted units, complemented by a classic patterned splashback. There is plenty of space for a freestanding cooker, a dishwasher, and plumbing for a washing appliance, ensuring practicality.

An additional ground-floor room provides a versatile space that could be utilised as a third bedroom or an additional reception/dining room, depending on your needs. The ground-floor bathroom is finished in a part-tiled floral design and features a bath with a detachable showerhead fed off a mixer tap, a ceramic sink, a WC, and a chrome heated towel rail.

Ascending the staircase, you'll find a large storage / airing cupboard fitted with a radiator, offering an ideal space for drying linens and additional storage. Two spacious double bedrooms complete the first-floor accommodation, both benefiting from an abundance of fitted wardrobe space. One bedroom features dual Velux windows, while the other enjoys a picturesque view of Tower Hill and the added benefit of an ensuite shower room.

The rear garden is designed with low maintenance in mind, featuring a hardstanding paved path that wraps around to the side of the property. Raised flower beds and a small stone-chipped area add character, all enclosed by timber fencing for privacy. A trio of fruit trees, recently pruned, promises to flourish in the years ahead, and there is ample space for a timber shed.

For those who love the outdoors, scenic riverside walks along the River Gele are just moments away, and keen walkers can explore the beauty of Tower Hill, only a short stroll from the property. The town centre is also within walking distance, offering a variety of shops, gastro pubs, cafés, and other amenities. For those commuting along the North Wales coast, the A55 is easily accessible within a short drive.

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.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 19-2-25

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

Lounge

23'3" x 13'5" (7.11 x 4.10)

Conservatory

8'6" x 7'2" (2.60 x 2.20)

Kitchen

10'11" x 10'4" (3.34 x 3.15)

Ground Floor Bedroom

12'8" x 10'11" (3.88 x 3.33)

Bedroom 1

20'4" x 10'10" (6.20 x 3.31)

Bedroom 2

20'4" x 13'11" (6.20 x 4.25)

Garage

15'11" x 9'10" (4.87 x 3.01)

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.

