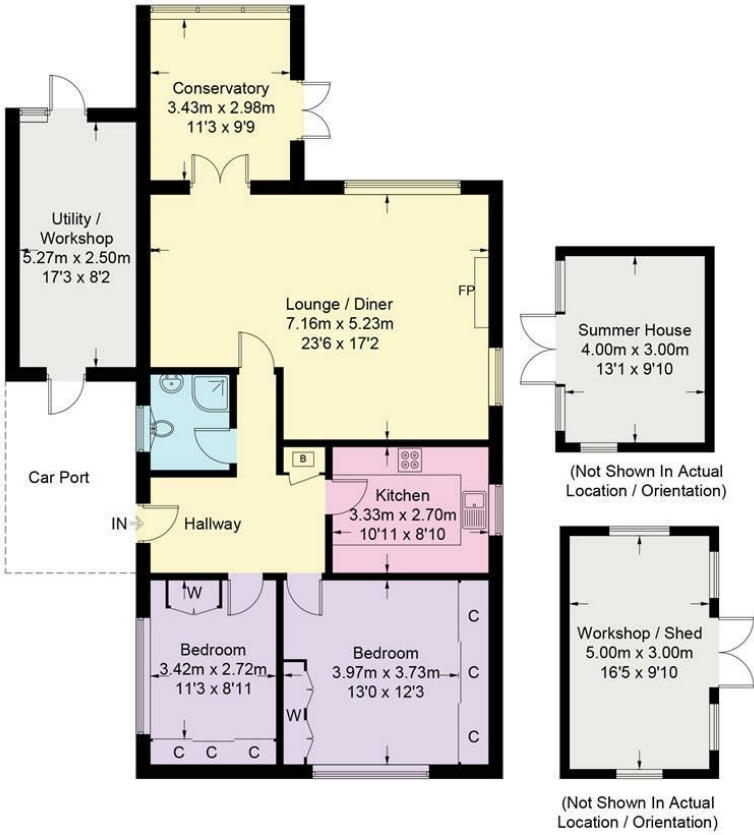




**62 The Dale, Abergele, LL22 7DT**

Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft  
Outbuildings = 40.4 sq m / 435 sq ft  
Total = 140.4 sq m / 1511 sq ft



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. FourlabsUsketch.com © 2025 (ID1173642)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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



**62 The Dale, Abergele, LL22 7DT**

**£315,000**





# 62 The Dale, Abergele, LL22 7DT

## £315,000



### Tenure

Freehold

### Council Tax band

Band - D - Average from 01-04-2024 £2,135.86 - information provided by Conwy Council webiste

### Property Description

As you arrive, you are greeted by a well-maintained frontage with hardstanding off-road parking, a block-paved strip providing an additional parking bay, and a neatly manicured lawn with a feature flower bed, mature tree, and a charming rocky display.

A timber gate leads to a recently installed sheltered canopy—perfect for drying off your four-legged friends after a refreshing woodland walk. Step inside through a PVC door into a welcoming entrance hallway, where stylish wood-effect laminate flooring flows seamlessly into the open-plan lounge and dining space. A handy linen cupboard houses the central heating boiler, and access to the loft is available via a pull-down ladder, with the space being part-boarded for additional storage options.

The heart of the home is the spacious and tastefully decorated open-plan lounge diner. A contemporary wall-mounted electric fireplace adds a touch of warmth, while large windows flood the room with natural light from the south-facing aspect, offering tranquil views of the rear garden and Coed Y Gopa Woodlands. There's ample space for a dining table and chairs, making it the perfect setting for entertaining or relaxing with family.

French doors from the dining area open into a charming garden conservatory, designed with a glass roof to maximise natural light. This additional reception space offers uninterrupted views of the picturesque garden and woodland beyond, with double doors leading out to the outdoor seating area.

Step outside onto a stylish paved patio, partially covered by a timber pergola, creating the ideal spot for al fresco dining. The garden is tiered, with the first level featuring a paved area bordered by stone chippings and brick edging. A small step leads to a lawned section flanked by flowerbeds and a further stone-chipped area. Towards the rear of the garden, you'll find a timber shed and a contemporary composite summer house—both benefiting from power—offering a perfect retreat to enjoy the sunshine or use as a hobby space. The true highlight of the garden is its breathtaking south-facing aspect, providing a

peaceful and sunlit sanctuary with uninterrupted views of the surrounding woodlands.

The kitchen is in keeping with the property's modern aesthetic, featuring a stylish combination of wood-effect base units and high-gloss wall-mounted cabinets. Integrated appliances include a fridge freezer, electric oven, microwave oven, induction hob, slimline dishwasher, and washing machine, ensuring a sleek and efficient culinary space.

The primary bedroom offers plenty of room for a double or king-size bed and benefits from two sets of integrated wardrobes, providing excellent storage solutions. Shutter-style blinds add a charming character touch to the space.

The second bedroom is a versatile and inviting space, currently utilised as a home office. Like the primary bedroom, it features two sets of fitted wardrobes, offering ample storage, and is spacious enough to accommodate a double bed if required.

The contemporary shower room boasts a fully tiled design with a decorative patterned border. It features a ceramic WC and hand wash basin with a stylish storage drawer beneath, a chrome heated towel rail, and a low-level shower tray with an open glass screen fitted with a showerhead.

A standout addition to the property is the garage conversion, completed by the current vendors. This highly adaptable space could serve as a home office, workshop, or additional storage area. It is equipped with power for a drying appliance and plumbing for water, adding to its practicality.

Further enhancing the home's efficiency, the property benefits from owned-outright solar panels complete with a battery storage system, helping to reduce energy costs and carbon footprint.

With its blend of contemporary style, thoughtful additions, and an enviable outdoor space, this wonderful bungalow is perfectly suited for those seeking a peaceful yet well-connected home.

One of the key highlights of this property is its enviable location on the highly sought after residential road of The Dale. 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 only a short walk away, 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](http://www.openreach.com/fibre-checker) - as of 25-2-25

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

### Lounge / Diner

23'5" x 17'1" (7.16 x 5.23)

### Kitchen

10'11" x 8'10" (3.33 x 2.70)

### Conservatory

11'3" x 9'9" (3.43 x 2.98)

### Bedroom 1

13'0" x 12'2" (3.97 x 3.73)

### Bedroom 2

11'2" x 8'11" (3.42 x 2.72)



### Workshop/utility

17'3" x 8'2" (5.27 x 2.50)

### 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.

