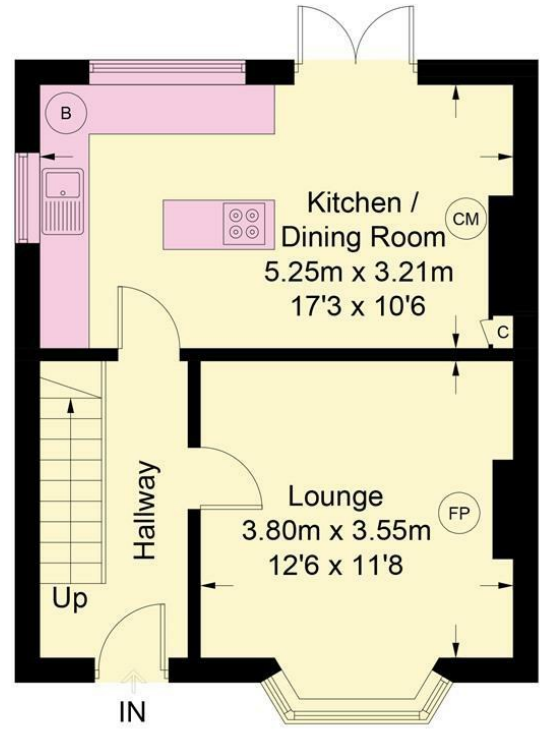
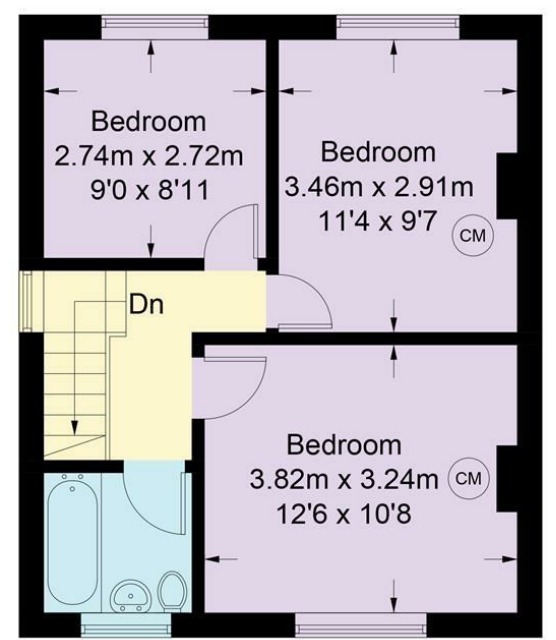


59 Clwyd Avenue, Abergele, LL22 7NF

Approximate Gross Internal Area = 81.1 sq m / 873 sq ft



Ground Floor



First Floor

- FP Fire Place
- CM Chimney Breast
- B Boiler
- C Cupboard

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. FloorplansUsketch.com © 2025 (ID1183746)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82 (phw) A	86	82 (phw) A	
(61-81) B		(81-91) B	
(39-60) C		(69-80) C	
(22-38) D		(55-68) D	
(9-21) E		(39-54) E	
(1-8) F		(21-38) F	
(1-8) G		(1-20) G	

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.



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£210,000



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Tenure
Freehold

Council Tax Band

Band - C - Average from 01-04-25 £2,062.96 (source <https://www.conwy.gov.uk/>)

Property Description

The property is approached via a hardstanding driveway providing ample off-road parking for up to two vehicles. A PVC front door opens into a welcoming entrance hall, laid with stylish wood-effect laminate flooring that flows seamlessly into multiple rooms throughout the ground floor. A useful under-stair storage area offers space for coats and shoes, while the original stripped wooden doors add a touch of timeless charm.

The lounge is a bright and spacious retreat, featuring a large bay window that allows natural light to flood the room. A striking gas flame fireplace, framed by a solid stone mantle, hearth, and surround, creates the perfect setting for cosy evenings spent with the family.

To the rear of the property lies the heart of the home—an open-plan kitchen and dining area designed for both functionality and entertaining. The kitchen boasts a mix of wall and base-mounted shaker-style units, complemented by a classic brick-tiled splashback. A central island provides additional workspace while hosting an electric hob, and integrated appliances include an electric oven with grill and a slimline dishwasher. There's also ample space for an American-style fridge freezer. The dining area features a prominent chimney breast with a fitted hearth, offering the option to install an electric fire to enhance the warm and inviting atmosphere.

Patio doors lead from the dining area into the south-facing rear garden, ensuring plenty of sunshine throughout the day. The outdoor space is perfect for entertaining, with a large patio area featuring a timber pergola—ideal for alfresco dining and summer barbecues. A stone-chipped section adds a stylish touch, while a well-manicured lawn is bordered by colourful flowerbeds. Secure timber fencing

encloses the garden, and a handy side pathway provides easy access to the front of the property. Ascending the staircase to the first floor, the landing is bright and airy, thanks to a large window that fills the space with natural light. There is also access to the loft via a drop-down ladder; the loft is partially boarded and insulated, offering additional storage solutions.

The primary bedroom, located at the front of the property, is a well-proportioned double room with ample space for a king-size bed. It features elegant picture rails and a blocked-off chimney breast that has been left open as a decorative feature, while still allowing plenty of room for freestanding wardrobes.

The second bedroom, positioned at the rear, is another spacious double room that enjoys picturesque views of Tower Hill. Like the primary bedroom, it features a chimney breast and offers ample space for freestanding furniture.

The third bedroom, while currently a single, is pleasantly sized and can comfortably accommodate a double bed if desired. This room also enjoys the same scenic rear aspect as the second bedroom.

The family bathroom is designed with a combination of tiling and stylish timber strip panelling, creating a fresh and modern aesthetic. The white ceramic suite comprises a hand wash basin, WC, and a bath with a glass screen, complete with an electric overhead shower.

This superb family home offers a fantastic balance of modern updates and period charm, all in an excellent location close to schools, shops, and the coast.

Lounge
12'5" x 11'7" (3.80 x 3.55)

Kitchen Dining Room
17'2" x 10'6" (5.25 x 3.21)

Bedroom 1
12'6" x 10'7" (3.82 x 3.24)

Bedroom 2
11'4" x 9'6" (3.46 x 2.91)

Bedroom 3
8'11" x 8'11" (2.74 x 2.72)

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.

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)

