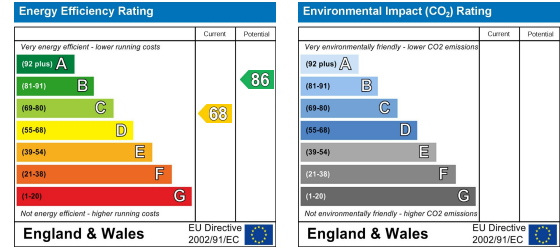




TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metropix 12/2025



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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## 23 Kingswood Place, Abergele, LL22 7TN

### £205,000





# 23 Kingswood Place, Abergele, LL22 7TN

## £205,000



### Tenure

### Council Tax Band

Band - C - Average from 01-04-2024 £1,898.54

### Open Morning

Join us for an Open Morning on Saturday, 24th May, from 9am to 12 noon. This is a fantastic opportunity to explore the property at your leisure and discover all that it has to offer. Please note that all viewers must call in advance to register their attendance—viewings are by prior appointment only to ensure everyone has the best possible experience on the day. Don't miss out on the chance to see this charming home for yourself!

### Property Description

Step through the aluminium double-glazed front door into a welcoming entrance porch with a charming exposed brick feature wall. A glazed timber door leads into the main hallway, where stylish wood-effect laminate flooring flows seamlessly through much of the home. The hallway also offers convenient loft access via a pull-down hatch, adding valuable storage options.

The lounge is a light and spacious retreat, comfortably accommodating both a full lounge suite and a dining table with chairs. A striking chimney breast forms the centrepiece of the room, adorned with an ornate timber mantle and fitted with an electric fire, set atop a slate hearth. A large front-facing window offers a delightful outlook over the manicured front garden.

The newly installed kitchen has been thoughtfully designed, featuring a sleek blend of matte-finish wall and base units, an elegant black sink and tap, a stylish marble-effect worktop, and a matte splashback. Brand-new integrated appliances, including a gas hob and electric oven, complete this modern culinary space. Flowing off the kitchen, a spacious conservatory provides the perfect spot to relax and enjoy views over the private rear garden and the peaceful woodland beyond.

The primary bedroom is a generously sized retreat with ample space for freestanding wardrobes and potential for fitted storage. A large built-in cupboard, complete with a radiator, provides an ideal airing space, and the room enjoys a pleasant rear garden aspect. The second bedroom is a well-proportioned double with a dual-aspect design, filling the space with natural light and offering flexibility for use as a guest room, study, or additional living space.

The fully tiled bathroom is tastefully finished, featuring a WC, hand wash basin, and a shower cubicle with rainfall showerhead, separate handheld attachment, and a chrome heated towel rail for added comfort.

Step out from the conservatory onto the private, low-maintenance rear garden, laid with honeycomb-style paving slabs and enclosed by a combination of a leafy living wall and secure timber fencing. A gated side entrance leads conveniently to the driveway, while a single garage with manual up-and-over door offers excellent storage or workshop space.

Kingswood Place offers an unbeatable lifestyle location, with Gwrych Medical Centre and the No.12 bus route to Rhyl and Llandudno just minutes away. Abergele's bustling town centre—with its array of shops, cafés, supermarkets, butcher, and florist—is a ten-minute stroll, while nature enthusiasts will adore the nearby Coed Y Gopa woodlands and award-winning Pensarn Beach, only a five-minute walk from the doorstep.

### 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 3-3-25

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

### Lounge

17'3" x 11'11" (5.28 x 3.65)

### Kitchen

10'1" x 9'1" (3.08 x 2.79)

### Conservatory

10'1" x 6'2" (3.09 x 1.90)

### Bedroom 1

13'4" x 11'11" (4.08 x 3.65)

### Bedroom 2

10'9" x 9'1" (3.30 x 2.79)

### Bathroom

6'3" x 5'3" (1.92 x 1.62)

### 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, Kinnel 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.

