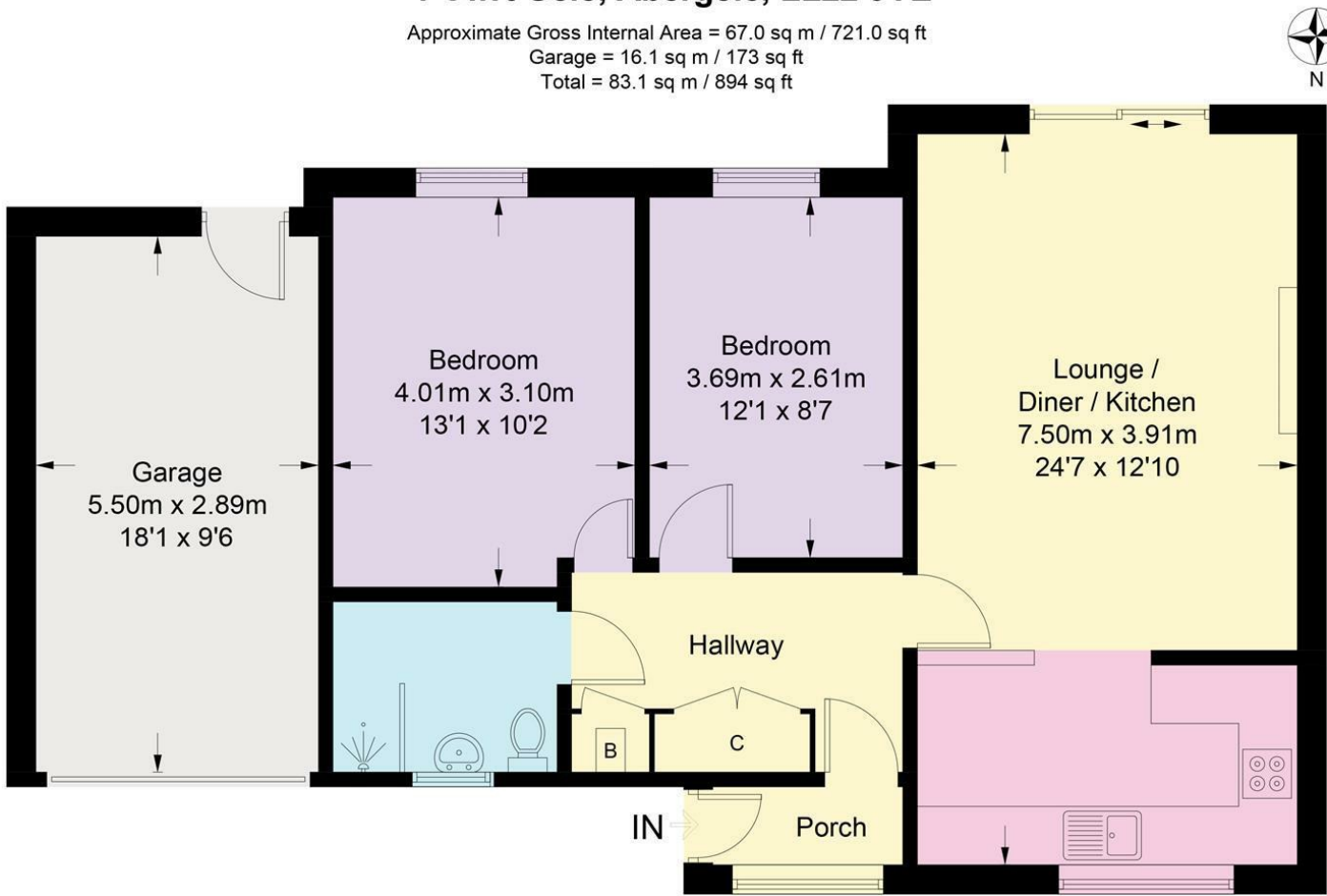


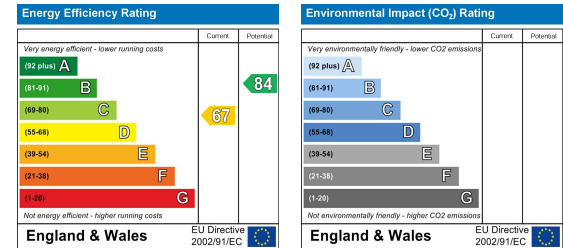


1 Cwrt Gele, Abergele, LL22 9YE

Approximate Gross Internal Area = 67.0 sq m / 721.0 sq ft
Garage = 16.1 sq m / 173 sq ft
Total = 83.1 sq m / 894 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. FloorplansUsketch.com © 2025 (ID1204760)



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



1 Cwrt Gele, Abergele, LL22 9YE
£215,000

2 1 1 D



1 Cwrt Gele, Abergele, LL22 9YE

£215,000



Tenure
Freehold

Council Tax Band
Band - C - Average from 01-04-2025 £2,062.96

Property Description
The property is approached via a resin-bound driveway, providing off-road parking for two vehicles. The front garden has been thoughtfully designed for low maintenance, laid with decorative stone chippings and framed by a low-level wall punctuated with two mature European palm trees that bring a touch of the tropics to North Wales.

A resin pathway leads to a uPVC double-glazed front door, opening into a bright and practical entrance porch housing the gas meter. A second glazed door leads into a welcoming L-shaped hallway laid with wood-effect laminate flooring. This space includes a large storage cupboard housing the electrics and an additional cupboard with the recently installed Worcester central heating boiler.

The heart of the home is the stylish open-plan kitchen and lounge, redesigned by the current owner to create a flowing, contemporary living space. The kitchen features a range of timber wall and base units, including a larder cupboard, tiled splashbacks, and integrated appliances such as a four-burner gas hob and electric oven. There is space for an undercounter fridge and plumbing for a washing machine. The adjacent lounge area is tastefully decorated with wall panelling and includes a feature fireplace with a gas fire. Sliding patio doors lead to the rear garden, allowing for an abundance of natural light and seamless indoor-outdoor living.

The spacious primary bedroom is a calm and restful retreat, tastefully finished with panelling and a soft colour palette. It comfortably accommodates a king-size bed, freestanding furniture, and a wall-mounted television, while offering a lovely view over the rear garden. The second bedroom, also a generous double or twin, mirrors the decorative

styling of the primary room and enjoys a similarly pleasant garden outlook.

The bathroom has been fully tiled and laid with cushion flooring. It features a large level-access shower cubicle with a clear glass screen and electric shower, a hand wash basin basin, and a low-level WC. Loft access is also conveniently located here.

The rear garden is a true suntrap with a desirable south-east facing aspect, enjoying sunshine throughout the day and into the evening. Laid to lawn and bordered by a block wall with decorative toppers, it features a slightly raised patio area, perfect for outdoor dining or simply soaking up the sun. Flowerbeds provide pops of seasonal colour, and there's ample space for a garden shed. A timber door leads to the rear of the garage for added convenience.

The garage is of sturdy block construction and benefits from power, lighting, and an electrically operated Gorilla-branded door. A shared side access path runs along the opposite end of the property—ideal for discreet bin storage and easy garden access.

Located on the sought-after Cwrt Gele, the bungalow is just moments from the award-winning Pensarn Beach with its dog-friendly trails. The vibrant market town of Abergele is only a short drive away, offering a variety of local shops, cafés, and independent businesses including a florist and a traditional butcher. Excellent transport links include the No.12 bus route running between Rhyl and Llandudno, as well as Abergele & Pensarn train station nearby.

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 21-5-25

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

Lounge/Kitchen
24'7" x 12'9" (7.50 x 3.91)

Bedroom 1
13'1" x 10'2" (4.01 x 3.10)

Bedroom 2
12'1" x 8'6" (3.69 x 2.61)

Garage
18'0" x 9'5" (5.50 x 2.89)

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.

