



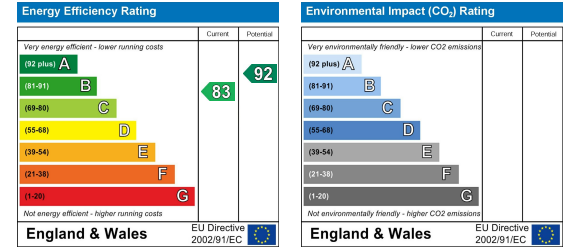
P J B
Prys Jones & Booth



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 ©2024

10 Hendre Las, Abergele, LL22 9BJ
£375,000

4 3 2 B



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.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk



10 Hendre Las, Abergele, LL22 9BJ

£375,000



Tenure

Freehold

Council Tax Band & Estate Charges

F - Average from 01-04-2024 £3,352.31

Estate Charges- A service charge is payable on this estate for the maintenance of the communal grounds (subject to increase). The latest charge (01 June 2024 - 31 May 2025) was £182.57 (information provided by the vendors).

Property Description

This exceptional four-bedroom detached home, nestled within the highly desirable Parc Hendre development, exudes style, space, and modern comfort. Instantly eye-catching, the property’s navy-blue garage door and matching composite front entrance are framed by a beautifully manicured lawn, bordered with a neat box hedge and mature shrubbery. A compact, composite-decked terrace beneath the bay window provides an inviting spot to sit and enjoy the tranquil setting or to place potted plans adding a burst of seasonal colour.

Step inside to a bright and airy entrance hall, laid with stylish wood-effect Karndean flooring that flows seamlessly through to the heart of the home. Just off the hallway, a spacious ground floor WC with tiled splashback adds practicality to this thoughtfully designed home.

At the front, the lounge offers a warm and cosy retreat, flooded with natural light via the generous bay window – a perfect nook for a statement Christmas tree. There’s ample space for a large lounge furniture, while recent additions by the vendors, including a sleek wall-mounted radiator and a contemporary electric flame-effect fireplace, create a cosy focal point for relaxing evenings.

To the rear lies the showstopping open-plan kitchen, dining, and living area – the heart of the home. The kitchen is both stylish and functional, featuring a sleek arrangement of high-gloss units, wood-effect worktops, brushed steel handles, and integrated Zanussi appliances including a double oven/grill, microwave, five-ring gas hob, and a fridge freezer. A breakfast bar, with additional under-counter storage added by the vendors, enhances the space. The adjoining utility room has been reconfigured to house washing and drying appliances, along with further useful storage.

The dining and living area is bright and welcoming, illuminated by floor-to-ceiling glazed windows and double French doors that open onto the rear garden. A bespoke false chimney breast, complete with a wood-burning stove set atop a slate hearth, adds both character and warmth – ideal for cosy family evenings or entertaining guests.

Outside, the landscaped southwest-facing garden offers an ideal blend of lawn, paved stone pathways, and a composite-decked terrace with pergola – a wonderful spot for alfresco dining or soaking up the sun.

Upstairs, the landing includes a linen cupboard and loft access, leading to four well-proportioned bedrooms. The primary suite provides a peaceful sanctuary with ample space for a king-size bed and freestanding furniture. Contemporary fitted wardrobes enhance the room, while the adjoining en-suite features a spacious, fully tiled shower cubicle, hand wash basin, WC, chrome towel rail, a useful storage cabinet, and a generous linen cupboard.

The second bedroom is a spacious double room with fitted wardrobes, both this room and the rear-facing fourth bedroom benefit from stylish UV-blocking “Perfect Fit” blinds. The third bedroom is a spacious double with fitted wardrobes, while the fourth bedroom, now used as a study, can comfortably accommodate a double bed and additional furniture.

Completing the upstairs accommodation is a contemporary four-piece family bathroom, comprising a walk-in shower, bath, WC, and hand wash basin – all complemented by chrome fixtures and a heated towel rail.

Externally, the home benefits from hardstanding off-road parking and a single garage equipped with power and additional plumbing, perfect for a washing machine or additional utility use. Thoughtful additions such as canopies for sheltered access and tasteful décor throughout reflect the care and attention the current owners have devoted to creating a truly beautiful and functional family home.

Conveniently positioned within walking distance of Abergele town centre, local schools, Abergele Golf Club, Pensarn beach, and with swift access to the A55, this home perfectly blends everyday convenience with peaceful residential living.

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 4-6-25

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

Lounge

18'4 x 10'11 (5.59m x 3.33m)

Kitchen Area

10'5 x 12'2 (3.18m x 3.71m)

Living/Diner

16'2 x 14'1 (4.93m x 4.29m)

Utility

3'1 x 5'5 (0.94m x 1.65m)

WC

4'9 x 5'4 (1.45m x 1.63m)

Bedroom 1

16'2 x 10'11 (4.93m x 3.33m)

En Suite

9'2 x 6'2 (2.79m x 1.88m)

Bedroom 2

9'5 x 9'7 (2.87m x 2.92m)

Bedroom 3

11'10 x 8'5 (3.61m x 2.57m)

Bedroom 4

9'3 x 10'5 max (2.82m x 3.18m max)

Garage

7'11 x 16'4 (2.41m x 4.98m)

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)

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.

Directions to Poperty

Come off at J24 from the A55 expressway, turn onto Rhuddlan Rd A547 and continue on for 0.3 miles. Turn left onto St George Rd, continue on this road for another 0.3 miles then turn left onto Hendre Las. The porperty is on your left hand side before the T junction.

