



P J B
Prys Jones & Booth

15 Harp Court, Abergele, LL22 7YU
Asking price £139,950

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Tenure

Leasehold. Remainder of 125 year lease from 1979.

Council Tax

Band C. Average from 01.04.2025 £2,062.96

Property Description

With no chain on the sellers side. Welcome to this first floor two bedroom apartment situated on a private cul-de-sac within easy walking distance of the town centre and with great views to the front.

Off road parking, garage and enclosed garden to the rear. Double glazing and gas central heating.

On entering the property there is a small entrance area with stairs leading to the flats hallway. A spacious lounge with beautiful views and with plenty of room for a small table and chairs.

The kitchen is modern with a good range of wall and base units and again has the views to the front.

There is a good size master bedroom and a single bedroom to the back of the property and a three piece suite bathroom.

Entrance

Stairlift which could stay in place if needed.

Hallway

Living Room

14'7" x 12'6" (4.47m x 3.83m)

Kitchen

9'9" x 7'9" (2.98m x 2.37m)

Bedroom No: One

11'3" x 9'7" (3.45m x 2.93m)

Bedroom No: Two

10'9" x 6'3" (3.30m x 1.92m)

Bathroom

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

Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

