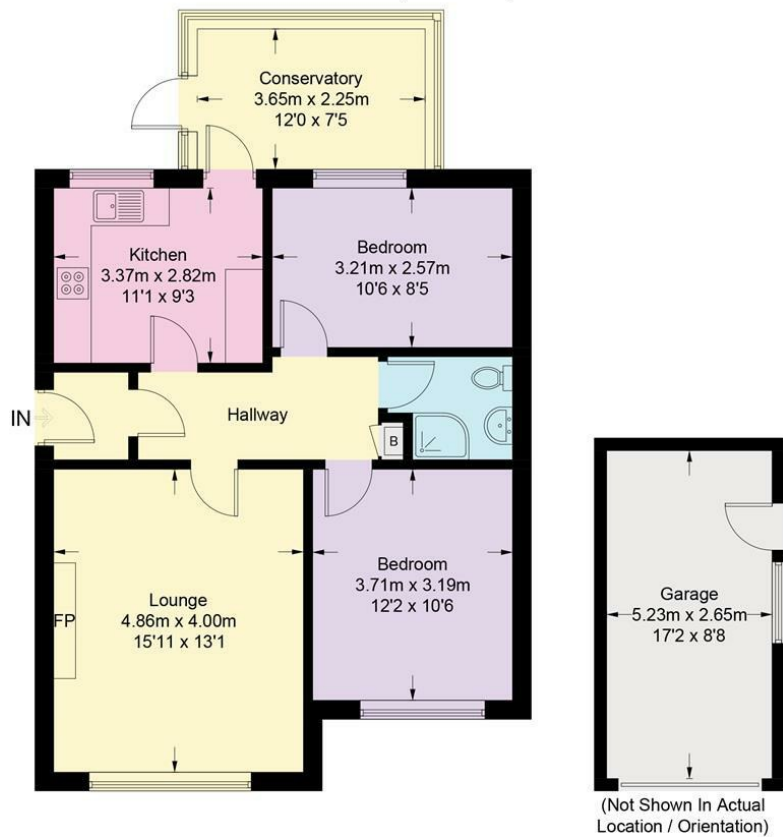




P J B
Prys Jones & Booth

24 Trem Y Mynydd, Abergele, LL22 9YY

Approximate Gross Internal Area = 74.4 sq m / 801 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 88.3 sq m / 951 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 © 2024 (ID1056868)



24 Trem Y Mynydd, Abergele, LL22 9YY
£259,950



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC	87	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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£259,950



Tenure

Freehold

Council Tax Band

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

Property Description

Offered for sale with no onward chain is this fully refurbished two bedroom detached bungalow situated on a sizeable plot on this pleasant cul-de-sac of similar properties.

On approaching the property there is a tarmac driveway leading to the garage with pedestrian access to the rear garden. A lawned garden to the front of the bungalow.

A small entrance vestibule leads to a light and welcoming entrance hall. A newly fitted stylish kitchen with built in oven and ceramic hob and stainless steel extractor hood and a door leading to the good size rear conservatory. A bright, newly decorated lounge with a modern floating effect fireplace and newly fitted carpet. Two bedrooms which are again freshly decorated and recarpeted. A bright and modern shower room with level walk in shower, wc, wash hand basin and chrome heated towel rail.

Enclosed lawned rear garden with access via the side and to the garage.

Abergele's vibrant town centre is a mere few minutes' drive away, granting easy access to a diverse array of local shops, charming gastro pubs, cosy cafes, and a host of other essential amenities. For those who rely on public transportation, a convenient no.12 bus stop is just a stone's throw away, while the nearby A55 motorway can be reached within minutes, providing a convenient route for commuters along the picturesque North Wales Coast. Moreover, the acclaimed Pensarn beach and its delightful coastal path are easily accessible, merely a leisurely walk from your 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.

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

Lounge

15'11 x 13'1 (4.85m x 3.99m)

Kitchen

11'1 x 9'3 (3.38m x 2.82m)

Conservatory

12' x 7'5 (3.66m x 2.26m)

Bedroom 1

12'2 x 10'6 (3.71m x 3.20m)

Bedroom 2

10'6 x 8'5 (3.20m x 2.57m)

Single Garage

17'2 x 8'8 (5.23m x 2.64m)

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, 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.

