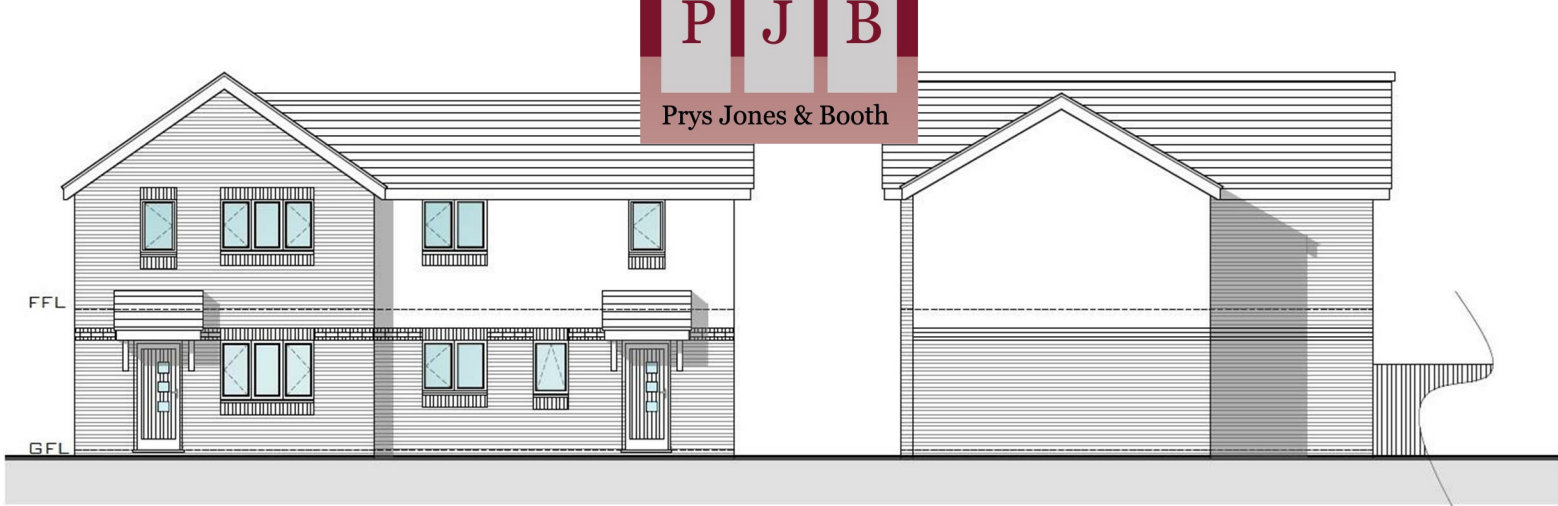




GROUND FLOOR



1ST FLOOR



PEEL STREET ELEVATION

SIDE ELEVATION

MATERIALS:
WALLS: FACING BRICKWORK WITH RENDER RELIEF PANEL
ROOF: INTERLOCKING CONCRETE ROOF TILES
WINDOWS: UPVC CASEMENT STYLE WINDOWS



REAR ELEVATION

SIDE ELEVATION
FACING GLENDALOUGH

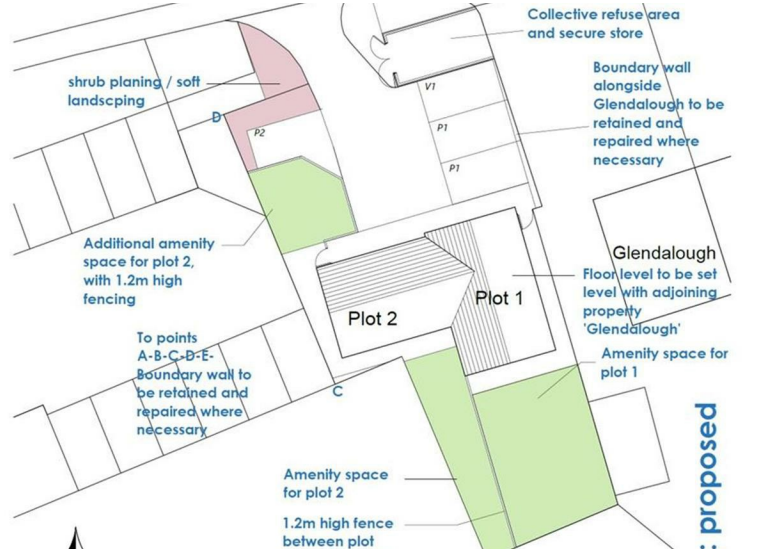
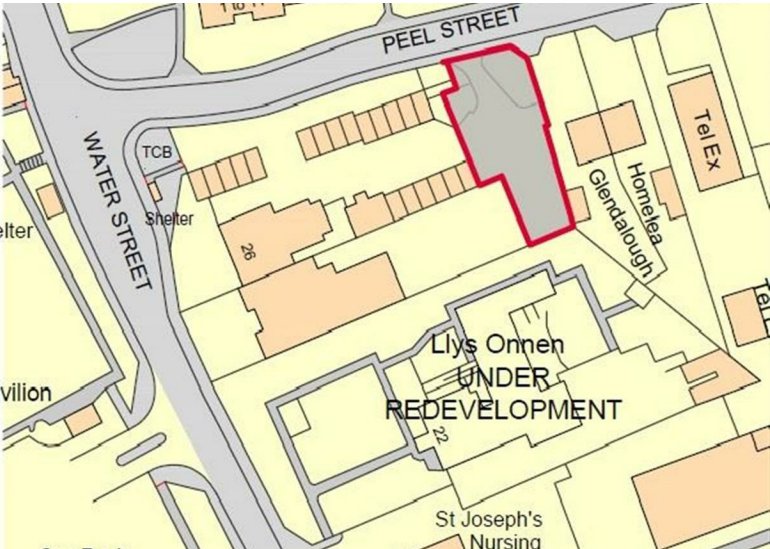
Plot 1 Peel Street, Abergele, LL22 7LA
£205,000

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.
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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		
(91-95) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-81) C			(69-80) C		
(55-69) D			(55-68) D		
(39-55) E			(39-54) E		
(21-39) F			(21-38) F		
(1-21) G			(1-20) 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.

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



Plot 1 Peel Street, Abergele, LL22 7LA

£205,000



Tenure

We are informed the properties will be a freehold tenure; however we recommend you confirm this with your solicitor.

Council Tax Band

Not designated at the time of marketing 29-7-25

Property Description

Step inside to an entrance hall with stairs rising to the first floor. To the front of the property, a spacious lounge offers a comfortable living space, thoughtfully designed with two handy built-in storage cupboards. At the rear, an open-plan kitchen and breakfast room featuring your choice of cabinetry, and patio doors leading directly out to the rear garden—ideal for entertaining and family dining alike. A modern ground floor shower room completes the layout on this level.

Upstairs, you'll find three well-proportioned bedrooms, including two generous doubles and a versatile single bedroom—perfect for a child's room, home office, or guest space. The contemporary family bathroom is finished to a high standard with PVC panelling, and a useful storage cupboard on the landing adds further practicality.

Outside, the rear garden is set to enjoy a sunny, south-facing aspect, making it a peaceful haven for summer relaxation, playtime with the children, or weekend barbecues.

Some off the finishings and optional extras include:

- A composite front door with PVC windows
- Flooring (optional extra, price to be agreed with builder)
- Contemporary Kitchen – In your choice of either a high gloss or matte finish, with handleless cabinetry
- PVC panelling to the bath and shower room areas
- Turfed rear garden (option extra, price to be agreed with builder)

The property will come with a RIBA 6-year architectural warranty.

Build Completion & Deposit

The builder informs us the estimated build completion date will be in February 2026 (Subject to change).

To reserve the plot, the builder requires a £1,000 nonrefundable deposit payable directly to them on the agreement of the purchase. Contracts will be drawn up by their solicitors and the £1,000 will be deducted from the final sale price.

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.

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.

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.