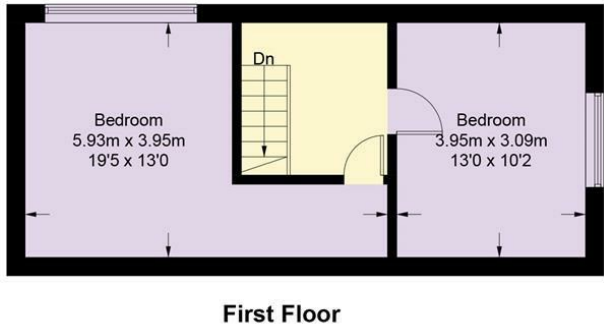
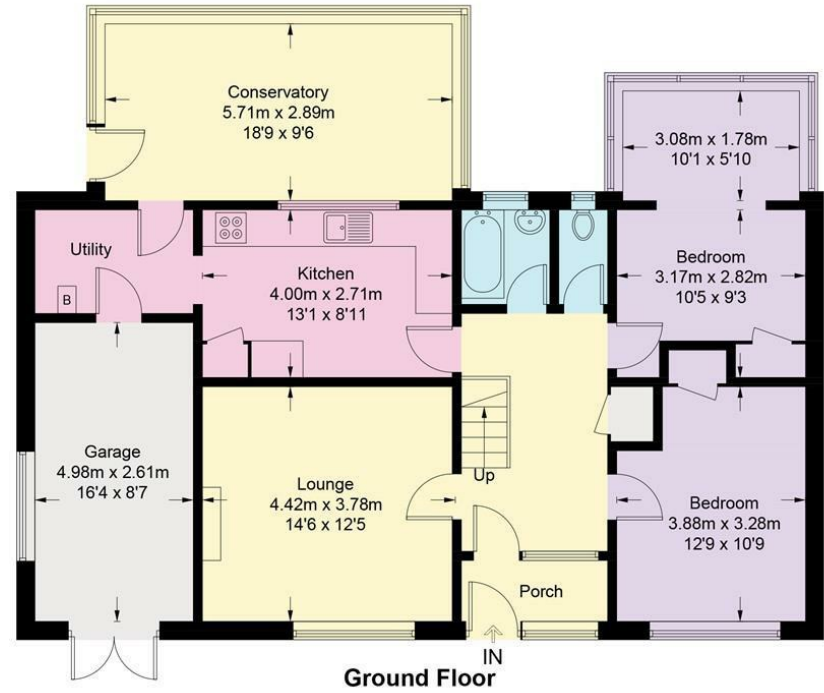




2 The Broadway, Abergele, LL22 7DB

Approximate Gross Internal Area = 144.3 sq m / 1553 sq ft
(Including Garage)



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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
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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P J B
Prys Jones & Booth

2 The Broadway, Abergele, LL22 7DB
Auction Guide £200,000



2 The Broadway, Abergele, LL22 7DB

Auction Guide £200,000



Tenure

Freehold - Assumed

Council Tax Band

Band - E - Average from 01-04-2025 £2,836.57

Property Description

Upon arrival, you're greeted by a timber front door with glazed inserts leading into a bright porch laid with tiled flooring. A second timber door opens into the hallway, where wood-effect laminate flooring flows underfoot and a handy storage cupboard adds convenience. Stairs rise to two versatile loft rooms, offering scope for a hobby space, office, or additional storage.

The lounge enjoys natural light through a timber-framed bay window with secondary glazing. A striking chimney breast with a stone-effect façade takes centre stage, offering space for an electric fire set atop a tiled hearth and mantle—adding a focal point to the room. A serving hatch connects the lounge to the kitchen, maintaining the home's retro appeal.

The kitchen is generously sized and fitted with a mix of wall and base units, timber-clad walls and ceiling, and practical tiled splashbacks. There's space for a gas cooker and freestanding fridge-freezer, plus a useful pantry cupboard for added storage. A utility area sits just beyond, housing the central heating boiler and plumbing for washing appliances, and offering integral access into the large single garage.

Flowing from the utility space is the conservatory—an expansive, timber-built sunroom that enjoys a bright south-facing aspect with views over the private rear garden. This recently used as a workshop is could be transformed into a peaceful retreat, ideal for relaxing or entertaining, with direct access to the outdoor space.

The ground floor hosts two well-proportioned bedrooms.

The main bedroom, situated at the rear, benefits from a previous extension, offering ample space for freestanding furniture and a built-in cupboard with a clothes rail. The second bedroom, a good-sized double, overlooks the front garden and features dado rails and its own storage cupboard.

The bathroom is fully tiled and fitted with contemporary white fixtures including a bath with overhead electric shower, complemented by a separate adjacent WC—also fully tiled.

Outside, the south-facing rear garden offers excellent privacy and the promise of transformation. With mature shrubs, multiple patio areas, and space for a greenhouse or shed, this garden offers plenty of scope for green-fingered buyers or those seeking a peaceful outdoor haven. To the front, there's a paved area with established planting, along with driveway parking for one vehicle and access to the garage via a manual up-and-over door.

With high ceilings throughout, a combination of timber single glazing, secondary glazing, and PVC units, this home is brimming with potential to update to your own taste—all in a prime location just moments from shops, transport, and nature.

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 6-8-25

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

Lounge

14'6" x 12'4" (4.42 x 3.78)

Kitchen

13'1" x 8'10" (4.00 x 2.71)

Conservatory

18'8" x 9'5" (5.71 x 2.89)

Bedroom 1

10'4" x 9'3" (3.17 x 2.82)

Bedroom 2

12'8" x 10'9" (3.88 x 3.28)

Loft room 1

19'5" x 12'11" (5.93 x 3.95)

Loft room 2

12'11" x 10'1" (3.95 x 3.09)

Garage

16'4" x 8'6" (4.98 x 2.61)

Unconditional Lot

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and £5,000+VAT buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full

legal completion 56 days following the auction (unless otherwise stated).

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

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.

Bidding

Register and bid at:

<https://nwmwoc.townandcountrypropertyauctions.co.uk/10>

