



P J B
Prys Jones & Booth

Hilldene Abergele Road, Abergele, LL22 8EN

£325,000

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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		
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		
(1-20) 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	

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Tenure

Freehold

Council Tax

Tax Band E. Average from 01.04.2025 £2,836.57.

Property Description

Welcome to this spacious detached family home which is versatile enough to have six bedrooms if needed.

On arrival at the property there is an ample brick paved parking area with electric vehicle port setting the property away from the road. Steps lead down to a covered entrance door.

The hallway is light and spacious giving plenty of room for coats, footwear etc and leads to an inner hall which easily accommodate a computer desk if needed to allow further use of the many rooms.

The dining room is bright and tastefully decorated and opens up to the newly fitted and modern kitchen with slick high gloss fronts. A rear door leads to the back entrance porch which lends itself as a utility room having plumbing for a washing machine and has a door leading to steps down to the rear garden.

The lounge is double aspect allowing in maximum natural light along with a log burning stove providing cosy winter evenings.

To the front of the property is a good size dining room or further bedroom if needed.

A very convenient downstairs shower room has been refurbished and provides a corner shower, WC

and wash hand basin.

A very handy boiler room has plenty of space for further storage of outdoor wear and leads to the spacious office room which could easily be utilised as a further bedroom.

To the first floor is a spacious landing area giving access to the spacious master bedroom, further three bedrooms, two being doubles and a generous single. A family bathroom with panelled bath, overhead shower WC and wash hand basin.

To the back of the property there is a good size garden with shed and green house with access via the side to the front.

Viewing is highly recommended to those seeking a spacious family home.

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.

Entrance Hall

Living Room

15'10" x 11'8" (4.85m x 3.56m)

Boiler Room

11'8" x 3'1" (3.56m x 0.94m)

Study/Bedroom

16'0" x 8'11" (4.88m x 2.72m)

Dining Room/Bedroom

12'5" x 10'1" (3.78m x 3.07m)

Breakfast Room

12'4" x 8'11" (3.78m x 2.72m)

Kitchen

12'2" x 6'11" (3.73m x 2.13m)

First Floor

Master Bedroom

19'7" x 12'4" (5.97m x 3.78m)

Bedroom No: Two

15'5m x 12'5" (4.70mm x 3.78m)

Bedroom No: Three

11'1" x 9'6" (3.40m x 2.90m)

Bedroom No: Four

15'3" x 8'11" (4.67m x 2.74m)

Family 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, 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.

