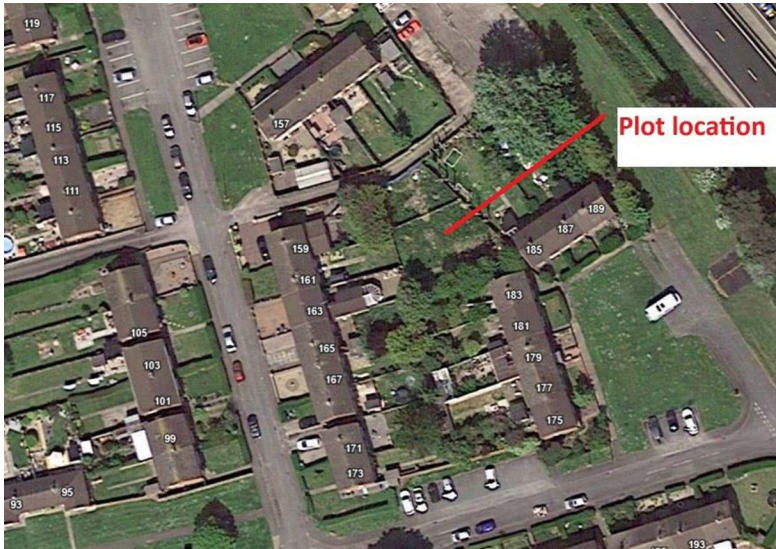


**Land Behind 163 Ffordd Y Morfa, Abergele, LL22 7NT**  
**£35,000**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-10) <b>G</b>			(1-10) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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.

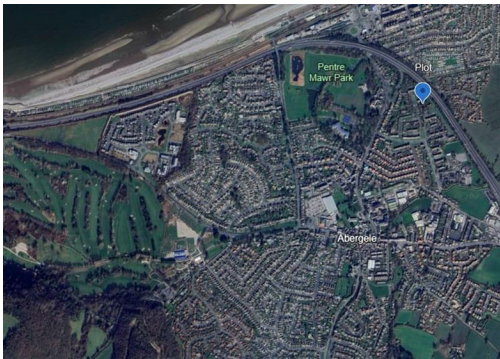


Area Output	
274.620 m <sup>2</sup>	0.000 km <sup>2</sup>
0.068 Acres	0.027 Hectares
2955.982 Feet <sup>2</sup>	
Perimeter Output	
55.007 m	



# Land Behind 163 Ffordd Y Morfa, Abergele, LL22 7NT

## £35,000



### Tenure

Freehold - Assumed

### Council Tax Band

No band available

### Description

A fantastic opportunity to acquire a parcel of land with exciting development potential, perfectly positioned in the heart of a popular residential area.

Currently overgrown with vegetation, the plot offers a blank canvas for a range of possibilities, subject to the necessary planning permissions. We are advised that the site benefits from vehicular right of way access, adding to its appeal and practicality.

There is no record of previous or current planning applications on the local council’s website, so interested parties are encouraged to make their own enquiries and, if desired, submit a pre-planning application to explore the opportunities available.

Measuring approximately 274.62 m<sup>2</sup> (0.027 acres), the site is ideally situated within easy reach of everyday amenities. A short walk takes you to local infant, primary and secondary schools, making it a prime spot for family living. Abergele town centre is just a brief stroll or drive away, offering a wide selection of shops, supermarkets, independent retailers and conveniences including butchers, florists, and traditional pubs. For those who enjoy the outdoors, Pensarn beach and the scenic Pentre Mawr Park are also within walking distance. Excellent transport links are close at hand too, with the A55 Expressway just minutes away for quick access along the North Wales coast and beyond.

### Services

It is believed the plot is not connected to services, we recommend you conduct your own checks as to the availability for these services to be connected.

### 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.