



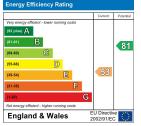


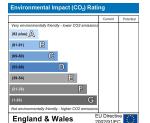






TOTAL FLOOR AREA: 2071sq.ft. (192.4 sq.m.) approx.





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P J B

Bodlondeb Rhuddlan Road, Abergele, LL22 7HH £275,000















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Tenure

Freehold.

Council Tax

Band E. Average from 01.04.2025 £2,836.57

Property Description

Welcome to this spacious, detached four-bedroom house with off-road parking, a rear yard, and basement rooms that offer scope for further development (subject to any necessary consents). The current owners have carried out a scheme of works including a complete re-wire, and new heating system leaving further improvements for a new owner to put their own stamp on the property.

Upon entering the house, there is a spacious hallway, with a dining room to the right and a generous living room to the left with multi-fuel stove. The kitchen is an excellent size for a family, featuring newly fitted units, a built-in oven and grill, five-ring gas hob, and a breakfast bar. To the rear, there is a convenient utility room fitted with contemporary units offering additional storage, and space for a washing machine and dryer. A glazed door leads out to the rear garden. Just off the kitchen, a door leads down to the basement rooms, which are currently used for storage.

On the first floor, you will find a spacious landing area which was previously a bathroom and could be used as a study.

There are three well-proportioned double bedrooms—two at the front and one at the rear. A few steps lead up to a further fourth bedroom, along with a spacious family bathroom.

To the front of the property, there is ample off-road parking. To the back there is an enclosed yard with storage outbuilding abuttung the house.

This is a fantastic home for anyone looking for a spacious property and wanting to make it their own.

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

10'11" x 5'11" (3.33m x 1.82m)

Living Room

14'11" x 12'10" (4.56m x 3.92m)

Dining Room

10'11" x 10'11" (3.35m x 3.33m)

Kitchen

14'8" x 10'6" (4.49m x 3.21m)

Utility

12'8" x 5'10" (3.87m x 1.79m)

First Floor Landing

12'3" x 5'5" (3.74m x 1.66m)

Bedroom No: One

16'7" x 11'3" (5.06m x 3.43m)

Bedroom No: Two

12'10" x 11'4" (3.93m x 3.47m)

Bedroom No: Three

11'10" x 8'4" (3.63m x 2.56m)

Bedroom No: Four

12'4" x 8'7" (3.78m x 2.63m)

Basement Room: One

10'6" x 8'9" (3.21m x 2.67m)

Basement Room: Two

14'10" x 11'8" (4.54m x 3.56m)

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.

Basement Room: Three

17'3" x 10'11" (5.27 x 3.34)







