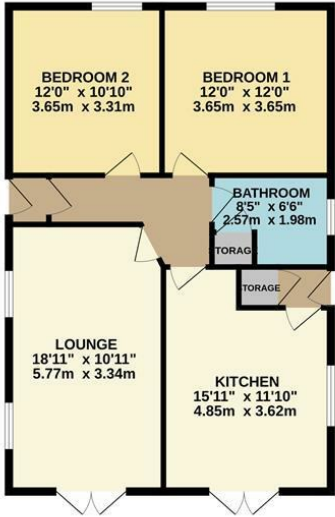
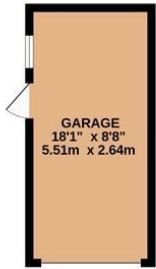




GROUND FLOOR  
941 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.5 sq.m.) approx.  
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 is given as to their operability or efficiency can be given.  
Made with Metropix (2025)

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		
(92-100) <b>A</b>			(92-100) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>76</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>62</b>

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 firm's 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

P J B

Prys Jones & Booth



## 23 Clifton Rise, Abergele, LL22 7DL

### £245,000





# 23 Clifton Rise, Abergele, LL22 7DL

## £245,000



### Tenure

Freehold.

### Council Tax

Tax Band D. Average from 01.04.2025 £2,320.83.

### 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.

### Lounge

18'11" x 10'11" (5.77m x 3.34m)

### Kitchen

15'10" x 11'10" (4.85m x 3.62m)

### Property Description

A spacious, detached two double bedroomed bungalow situated on the popular Clifton Rise within easy walking distance to the town centre.

To the front of the property there is an enclosed garden with a drive to the side leading to the single garage with up and over door to the front and pedestrian door to the side with access from the rear garden. The rear garden is south facing with double doors leading off the living room and kitchen.

On entering the property there is a convenient little entrance vestibule leading to the spacious hallway with access to the loft which is boarded out for storage use. To the front of the bungalow are two generously sized double bedrooms overlooking the front garden. A family bathroom comprises: panelled bath with overhead shower, low level WC, wash hand basin and handy storage cupboard.

The kitchen is a great size with a wide range of wall and base

units, space for a fridge freezer, plumbing for an automatic washing machine, built in oven and hob with overhead stainless steel extractor hood. To the back of the kitchen you will find a side entrance porch and storage cupboard and double French style doors bring in masses of light.

The living room is bright, again with double French style doors leading to the garden. There is an electric fire with marble hearth and wooden surround.

Viewing is highly recommended to appreciate the size of the property.

### Bedroom No: One

11'11" x 11'11" (3.65m x 3.65m)

### Bedroom No: Two

11'11" x 10'10" (3.65m x 3.31m)

### Bathroom

8'5" x 6'5" (2.57m x 1.98m)

### Garage

18'0" x 8'7" (5.51m x 2.64m)

### 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.

