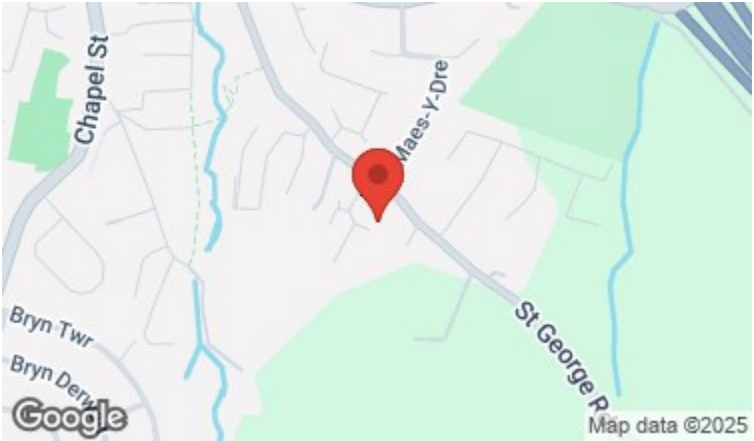
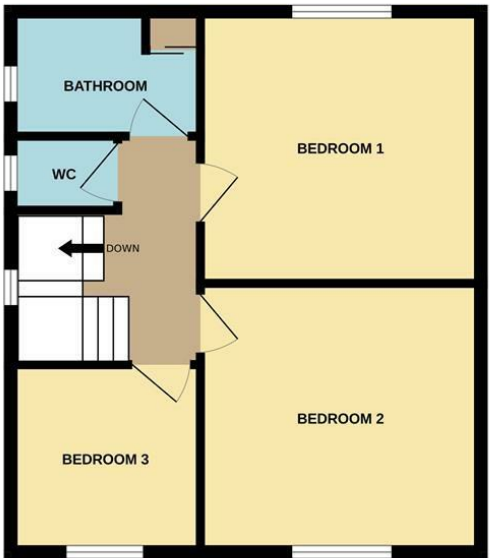




GROUND FLOOR

1ST FLOOR



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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-90) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-10) G			(1-10) 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	

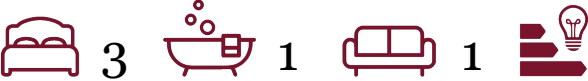
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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7 Erw Goch, Aberg, LL22 9AQ

£255,000



7 Erw Goch, Abergele, LL22 9AQ

£255,000



Tenure

Freehold.

Council Tax

Band D. Average from 01.04.2025 £2,320.83

Property Description

Situated within the sought-after Erw Goch estate, just off St George's Road, this charming three-bedroom detached family home offers convenience and comfort in equal measure.

Boasting excellent access to the town centre, local primary and secondary schools, as well as the A55, it provides a superb location for both family life and commuting. A well-maintained brick-paved driveway leads to a welcoming covered entrance porch, where the composite front door opens into a practical vestibule with tiled flooring and a side-facing window.

The heart of this home is the spacious open-plan lounge, dining, and kitchen area, designed to foster family interaction and relaxation. Natural light floods the space through a bay window at the front and French-style uPVC doors at the rear, creating a bright and airy atmosphere.

The kitchen is fully equipped with a range of wall and base units, complemented by sleek work surfaces. It includes built-in appliances such as a double oven, fridge-freezer, and a four-ring induction hob with a modern glass and stainless steel extractor hood. A glazed uPVC door provides access to the side of the property, while a window overlooks the rear garden.

From the lounge, an internal hallway leads to a convenient understairs storage cupboard and a spacious downstairs WC, complete with a wash hand basin and tiled flooring. A flexible further room on this level offers fitted storage with mirrored fronts.

Upstairs, the property features two generously proportioned double bedrooms and a smaller double, all

offering ample space and potential. The family shower room is fitted with a shower cubicle, wash hand basin, heated towel rail, and an airing cupboard housing the water cylinder. There is also a separate WC adjacent to the shower room, which could be easily converted into a larger, more functional space if desired.

The low-maintenance rear garden is fully enclosed, offering a private and secure outdoor space for family activities. Access to the garden is conveniently located via the side of the property.

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.

Covered Entrance

Entrance Vestibule

Open Plan Lounge/Kitchen/Diner

Lounge Area

Kitchen/Dining Areas

Inner Hallway

Downstairs WC

Study

First Floor Landing

Bedroom No: One

Bedroom No: Two

Bedroom No: Three

Shower Room

Separate WC

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.

