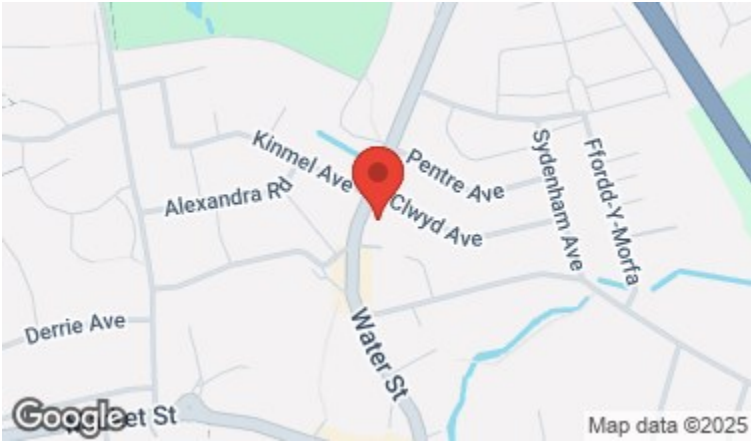
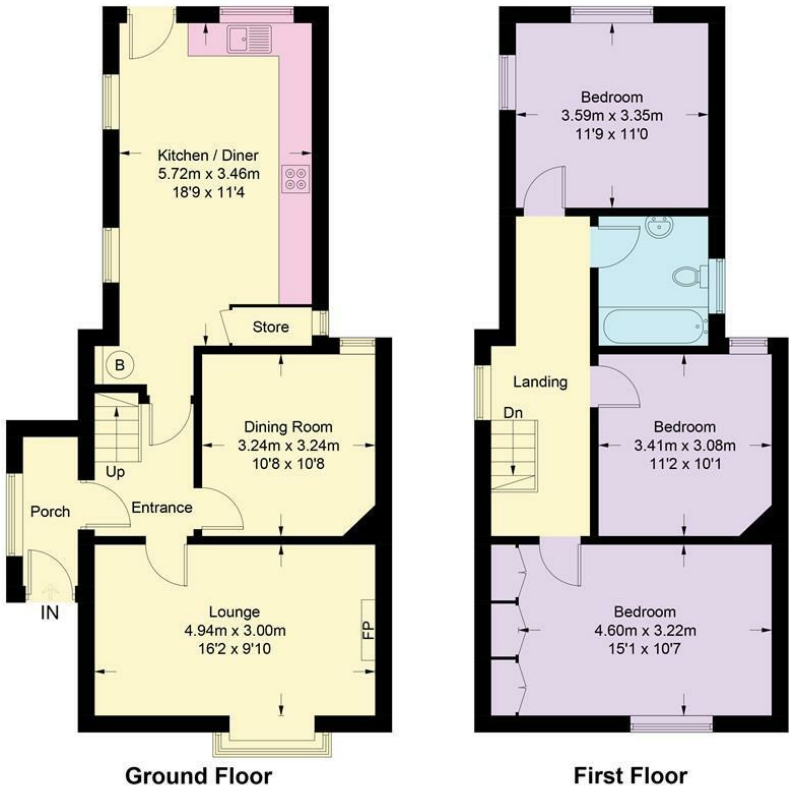


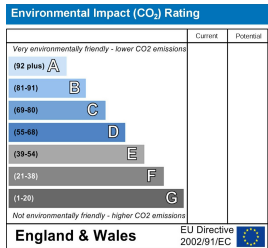
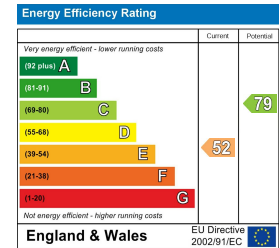


8 Dundonald Avenue, Abergele LL22 7SP

Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Fourlabs.co © (ID1259840)



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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8 Dundonald Avenue, Abergele, LL22 7SP
£210,000

3 1 2 E



8 Dundonald Avenue, Abergele, LL22 7SP

£210,000



Tenure
Freehold

Council Tax Band
Band - C - Average from 01-04-2025 £2,062.96

This property is located in a conservation area.

Property Description
Set back from the road, the property is approached via a generous hardstanding driveway providing ample off-road parking for multiple vehicles. Bordered by a traditional stone wall and well-established hedgerow, the frontage also features a small garden area planted with mature shrubs. A classic iron gate leads to the front of the home and to a side path offering convenient access to the rear garden.

A composite front door with glazed inserts opens into a welcoming entrance vestibule, where a timber-glazed internal door leads through to the hallway. Here you'll find the staircase rising to the first floor and a practical under-stair storage cupboard.

The spacious lounge is enhanced by a charming box bay window with timber sills that floods the space with natural light—perfect for showcasing a Christmas tree during the festive season. A multi-fuel burning stove set within a stone fireplace takes centre stage, complete with timber mantle and hearth, while mock beams add further rustic character.

Behind the lounge sits a versatile second reception room, ideal as a formal dining space, playroom, hobby room, or home office—offering flexibility to suit a variety of lifestyles.

The kitchen, extended at some stage in the property's history, provides a particularly generous space with room for a dining table to create a cosy kitchen diner, fitted with shaker-style wall and base units, a tiled splashback, and slate-effect flooring. Integrated appliances include a double electric oven with grill, a four-burner gas hob, and a fridge freezer, along with space and plumbing for a washing

appliance. A useful pantry sits just off the kitchen, while a PVC door leads out to the rear garden.

The rear garden itself is thoughtfully arranged into two sections: a broad paved patio ideal for outdoor seating and alfresco dining, and a raised lawn area perfect for children to play. A concrete base offers potential for a greenhouse or additional shed, complementing the existing timber outbuilding. Surrounded by mature hedging and fencing, this private outdoor space is a lovely extension of the home.

Upstairs, the first-floor landing enjoys excellent natural light thanks to a large window, providing access to all bedrooms and the bathroom.

The primary bedroom, positioned at the front, features a prominent chimney breast with alcoves either side—ideal for built-in storage or decorative shelving. A range of fitted wardrobes offers further convenience, while traditional picture rails and skirting boards preserve the room's period charm.

Bedroom two is a spacious double with dual-aspect windows and a pleasant outlook over the rear garden. Bedroom three is a generous single, with space to accommodate a double bed if required.

The family bathroom enjoys a fully tiled design with retro features including a classic basin and WC, complemented by a bathtub with overhead shower and additional handheld shower head fed off a mixer. Exposed original floorboards and a chrome heated towel rail complete the space. The loft is accessible from the bathroom.

Adding to the home's authenticity, many of the first floor internal panel doors appear original—or at least close in age—further enhancing the period character.

Ideally situated, the property enjoys an enviable location within moments of Abergele town centre, offering a supermarket, independent shops, cafés, and a welcoming

local pub. Schools for all ages, Pentre Mawr Park, and the award-winning Pensarn Beach are all within a short walk, while the A55 is easily reached for commuting along the North Wales coast.

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.

Both full fibre and copper broadband are available to the property. Source - www.openreach.com/fibre-checker - as of 25-11-25

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge
16'2" x 9'10" (4.94 x 3.00)

Dining Room
10'7" x 10'7" (3.24 x 3.24)

Kitchen/Diner
18'9" x 11'4" (5.72 x 3.46)

Bedroom 1
15'1" x 10'6" (4.60 x 3.22)



Bedroom 2
11'9" x 10'11" (3.59 x 3.35)

Bedroom 3
11'2" x 10'1" (3.41 x 3.08)

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.

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.

