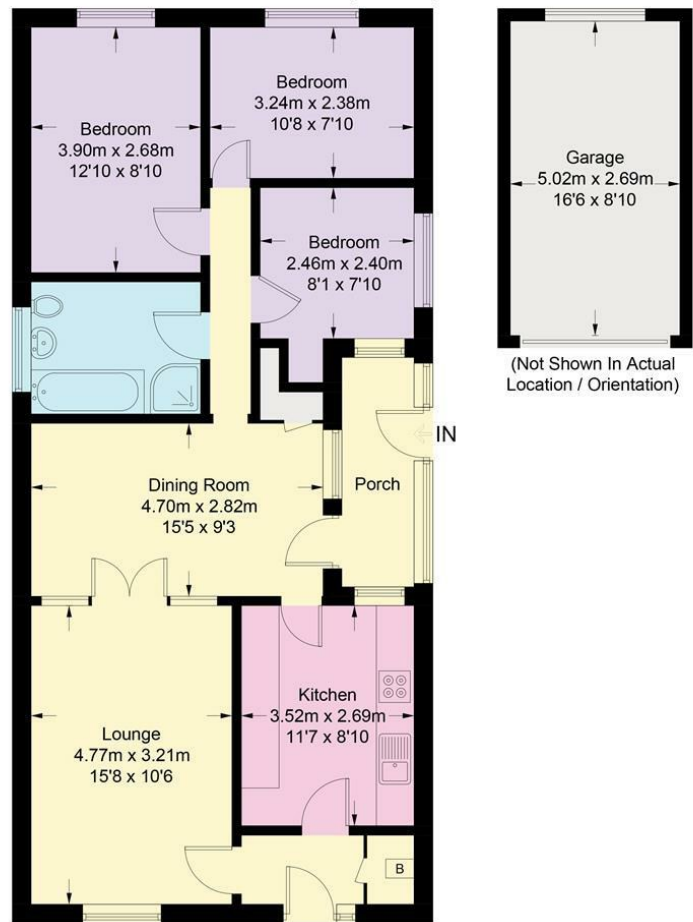


**18 Heol Conwy, Abergele, LL22 7UT**

Approximate Gross Internal Area = 85.3 sq m / 918 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 98.8 sq m / 1063 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.  
 FloorplansUsketch.com © 2024 (ID1044677)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) A	70	(92-100) A	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs	England & Wales	EU Directive 2002/91/EC	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



**18 Heol Conwy, Abergele, LL22 7UT**

**£270,000**



# 18 Heol Conwy, Abergele, LL22 7UT

£270,000



## Tenure

Freehold

## Council Tax Band

D - Average from 01-04-2024 £2,135.86

## Property Description

Enter the property through a UPVC double-glazed door with a glazed side panel, opening into a capacious entrance porch adorned with contemporary tiled flooring, seamlessly extending into the kitchen. Here, you'll discover a convenient storage cupboard housing the boiler, gas meter, and electric meter.

The lounge boasts generous proportions, basking in abundant natural light, while the coved ceilings impart an air of sophistication. Commanding attention at the heart of the room is an electric fire with an ornate timber surround, resting on a stone-effect hearth, lending warmth and character to the space.

Double doors from the lounge lead into a second reception room, perfect for use as a dining area. Featuring a handy storage cupboard and access to a side porch leading to the rear garden, this versatile space offers additional functionality.

The kitchen has been thoughtfully designed with modern shaker-style wall and base mounted units, complemented by a wood-effect worktop and adorned with a cream brick tile splashback. Offering ample space for a variety of freestanding appliances, this kitchen is as practical as it is stylish.

A secondary hallway from the dining room guides you to the sleeping quarters, providing access to the loft for added convenience.

The primary bedroom offers ample space for a double bed and freestanding wardrobes, affording tranquil views of the rear garden.

Bedroom two is a generously proportioned double room, also enjoying serene garden vistas.

The versatile third bedroom lends itself to various uses such as a home office or an additional guest room, featuring a built-in storage cupboard.

The expansive rear garden is thoughtfully landscaped, featuring a combination of paving slabs, stone chippings, and lush lawn, enclosed by timber fencing and mature shrubbery, ensuring privacy. Benefitting from a north-west aspect, the garden enjoys plenty of late afternoon and evening sun. A sizable garden shed provides ideal storage for gardening tools.

Complete with gas central heating and double glazing throughout, the property boasts ample off-road parking for multiple vehicles, leading to a single garage with a manual up-and-over door, equipped with power for added convenience.

A standout characteristic of this property lies in its prime location. Nestled on the sought-after residential avenue of Heol Conwy, a tranquil Cul De Sac adorned with properties of similar stature. Within mere minutes on foot, residents can access the idyllic Pentre Mawr Park and Pensarn beach. Furthermore, Abergele Town centre beckons conveniently close, boasting an array of local shops, inviting gastro pubs, quaint cafes, and various other amenities to cater to daily needs. For those with a daily commute along the picturesque North Wales Coast, the A55 is merely a few minutes' drive away, ensuring seamless connectivity.

## 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

15'8 x 10'6 (4.78m x 3.20m)

## Dining Room

15'5 x 9'3 (4.70m x 2.82m)

## Kitchen

11'7 x 8'10 (3.53m x 2.69m)

## Bedroom 1

12'10 x 8'10 (3.91m x 2.69m)

## Bedroom 2

10'8 x 7'10 (3.25m x 2.39m)

## Bedroom 3

8'1 x 7'10 (2.46m x 2.39m)

## Garage

16'6 x 8'10 (5.03m x 2.69m)

## Abergele

Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite

villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

## 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

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

