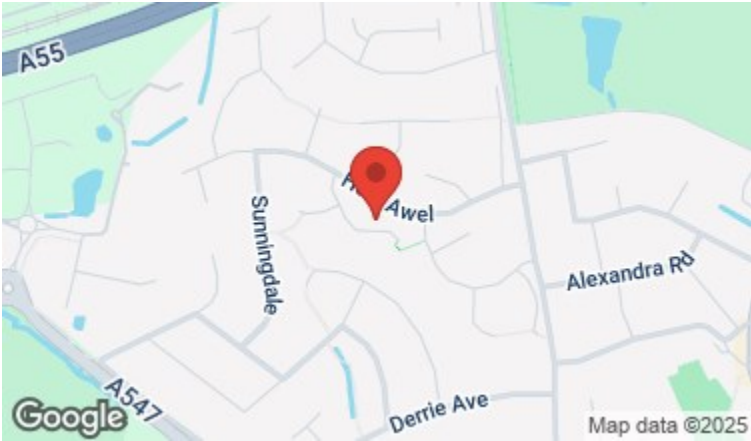
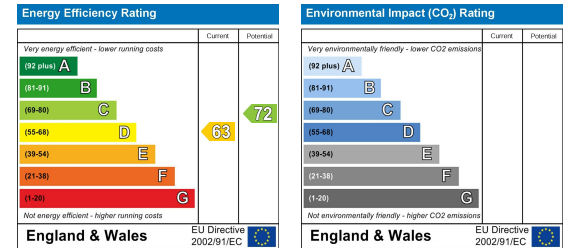




GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA - 589 sq.ft. (54.7 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 as to their operability or efficiency can be given.
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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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P J B

Prys Jones & Booth



16 Aled Court, Abergele, LL22 7YR £160,000



16 Aled Court, Abergele, LL22 7YR

£160,000



Tenure

Leasehold - Date : 25 June 1979
Term : 125 years from 25.6.1979
Years Remaining: 81
Rent : £10

Council Tax Band

B - Average from 01-04-2025 £1,805.09

Property Description

Step inside through the uPVC door into a bright and inviting hallway, complete with a storage cupboard housing the water tank.

The lounge welcomes natural light through dual aspect windows, creating a vibrant and cheerful ambience. Coved ceilings add a touch of elegance, while sliding doors with shelving provide clever storage solutions, keeping the space uncluttered.

Bedroom one with its views of the front elevation features a fitted mirrored wardrobe, offering ample storage space, as well as an additional fitted storage cupboard for added convenience.

Bedroom two continues the theme of practicality with fitted storage and sliding uPVC doors that open onto the rear garden patio, allowing for a seamless indoor-outdoor connection.

The kitchen is both functional and stylish, boasting wall and base-mounted units with a tiled finish and slate tile effect flooring. It provides space for an electric cooker, fridge freezer, and plumbing for a washing appliance. A handy storage cupboard keeps everything neatly organized.

The bathroom has a modern charm, featuring a clever mix of part-tiled and part-plastic cladding for easy cleaning. It has been adapted into a wet room equipped with an electric shower for added accessibility.

A door from the kitchen grants access to the sunny

south-facing garden, thoughtfully designed with a mix of paving stones, stone chipping, and artificial turf for easy maintenance. Two timber sheds offer additional storage options, while the garden is bordered by timber fencing, providing privacy and a sense of tranquillity. A gate at the rear leads to a designated parking bay for one vehicle, ensuring utmost convenience.

Nestled on a sought-after residential road, this property enjoys a prime location with convenient access to all that the area has to offer. Within a few minutes' stroll, you'll find Pentre Mawr Park, a perfect spot for leisurely walks, and the renowned 2019 award-winning Pensarn beach, where you can unwind and enjoy the coastal beauty. The vibrant Abergele Town centre is just a short walk away, boasting a diverse array of local shops, inviting gastro pubs, cosy cafes, and a host of other amenities to cater to your daily needs. For those commuting along the North Wales Coast, the A55 is just a few minutes' drive away, ensuring seamless connectivity to neighbouring areas.

Lounge

Kitchen

Bedroom 1

Bedroom 2

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.

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

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.

