



14 Aled Court, Abergele, LL22 7YR

£155,000

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EPC - C79 Council Tax Band - B Tenure - Leasehold

Aled Court, Abergele

2 Bedrooms - Flat

Welcome to this charming flat located in the desirable Aled Court, Abergele. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a new home. Upon entering, you will find a welcoming reception room with a bespoke media wall that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat boasts two bedrooms, offering ample space for rest and personalisation. The shower room is thoughtfully designed, ensuring both functionality and comfort. The property also benefits from designated rear parking for one vehicle, a valuable feature in this bustling area. Aled Court is situated in a pleasant neighbourhood, providing easy access to local amenities, shops, and transport links, making daily life both convenient and enjoyable. This maisonette presents an excellent opportunity for those looking to settle in Abergele, whether you are a first-time buyer or seeking a rental property. With its appealing layout and prime location, this home is sure to attract interest. EPC is 79 C. Leasehold with 78 years remaining. Council tax B.



Accommodation

Double glazed front door provides access into the entrance sun porch

Sun Porch

4'7" x 3'7" (1.41 x 1.10)

Having vinyl flooring, double glazed front & side windows plus double glazed internal door leading into the lower hallway.

Lower Hallway

5'2" x 4'7" (1.59 x 1.41)

With radiator, double glazed side window and staircase to the main accommodation.

Upper Hallway

Having a loft hatch with pull down ladder, built in airing cupboard and doors off to all other rooms.

Lounge

14'2" x 8'6" (4.33 x 2.60)

This living room has a radiator, double glazed front window that looks over the open plan green, bespoke media wall with central t.v connection, modern electric fire and three shelving to either side with inset spotlights.

Kitchen

9'0" x 8'3" (2.76 x 2.53)

Fitted with modern grey fronted wall, base and drawer units, white marble effect worktop surfaces, single drainer sink with mixer tap, tile splashbacks, eye level built in microwave with grill and built in oven oven, electric hob with extractor fan over, concealed boiler, integral fridge freezer and washing machine, inset spotlighting, tiled flooring and double glazed rear window.

Bedroom 1

11'0" 10'7" (3.36 3.24)

This double bedroom has built in sliding wardrobes, radiator and double glazed front window.



Bedroom 2

10'7" x 9'11" (3.23 x 3.04)

Having a radiator, inset spot lighting and double glazed rear window.

(the current owner is using this room as her cozy lounge)

Shower Room

5'10" x 5'4" (1.79 x 1.64)

Comprising of a modern vanity wash hand basin, toilet, corner shower enclosure with clear glass doors, extractor fan, modern wall panelling, heated towel rail, laminate flooring, inset spot lighting and double glazed rear window.

Outside

Approached via a wide open plan green with paved path to the main entrance. This flat has a lawned front garden with flower bed and timber side gate provides access to a fully enclosed patio with small timber storage shed. Shared access to the rear driveway with a woodland rear outlook.

Notes

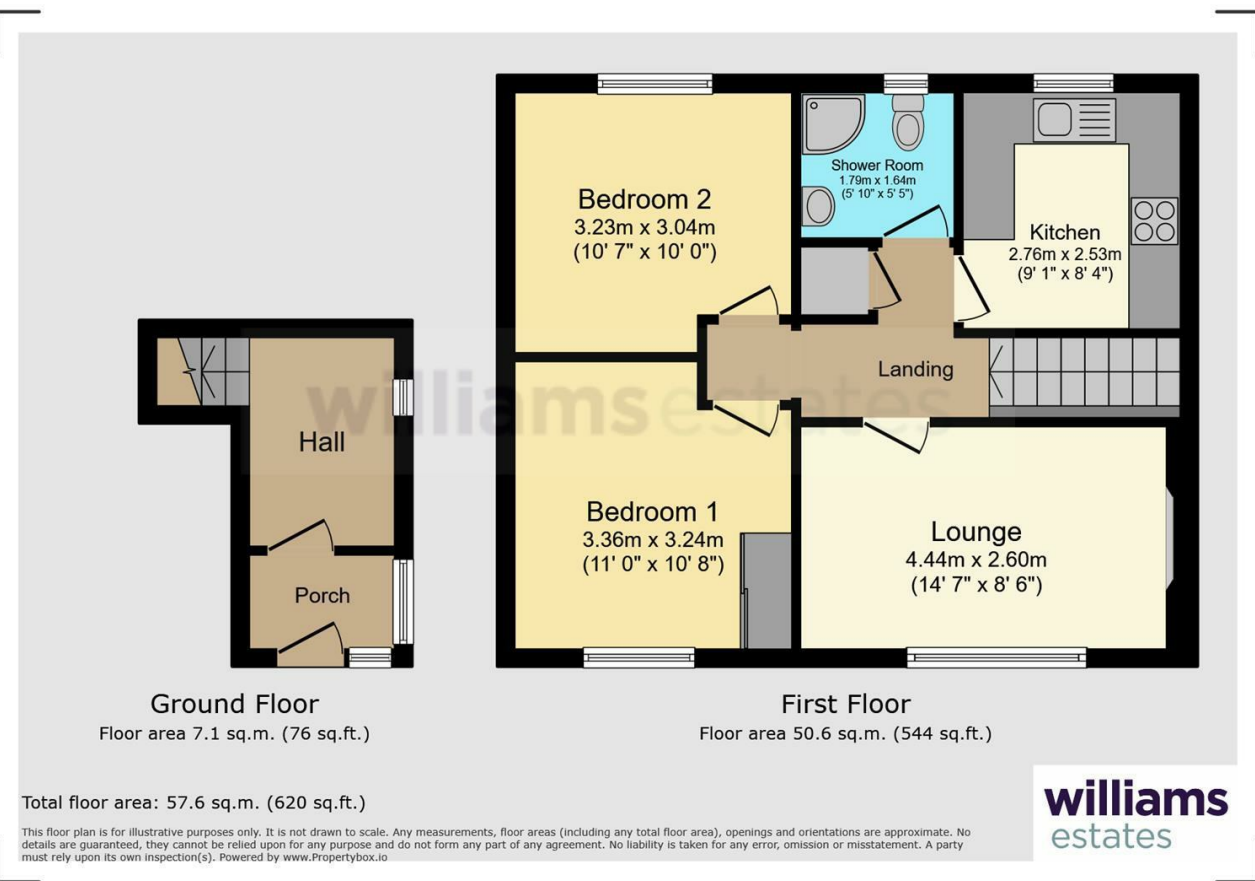
Ground rent: £10 per annum

Service charge: Nil

Directions

Head out of Rhyl proceed through Towyn, Belgrano, Pensarn and at the roundabout take the first exit heading to Abergele Town, at the lights turn right onto the High Street continue through the town and at the mini roundabout take the first exit and take the first right onto Sea Road. Left turn into Heol Awel and proceed onto Aled Court





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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