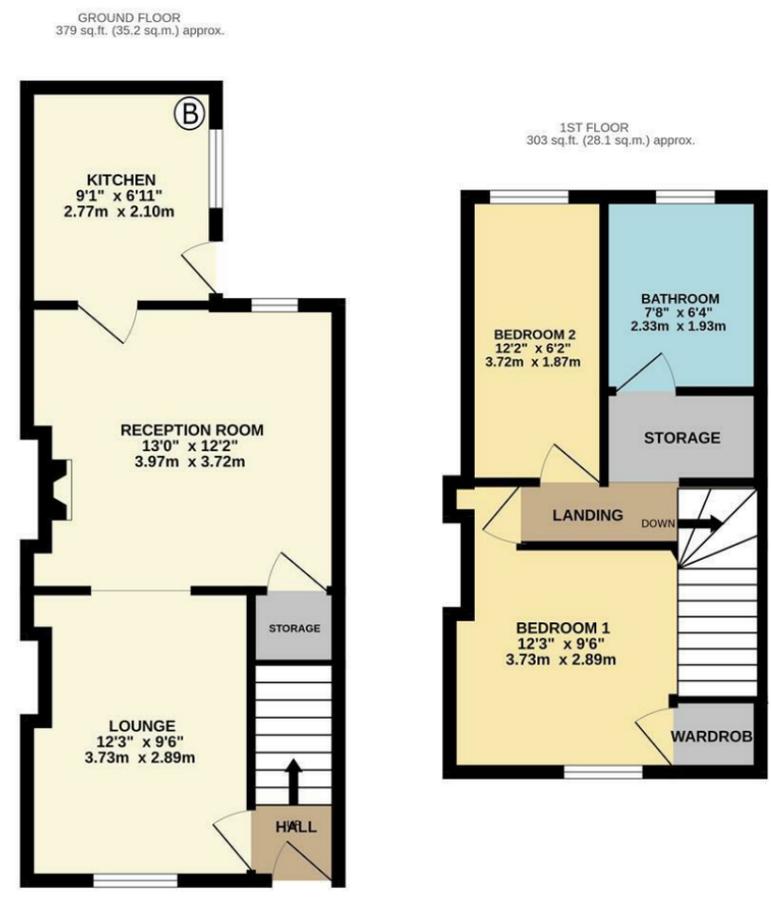




**P J B**  
Prys Jones & Booth



TOTAL FLOOR AREA : 682 sq.ft. (63.3 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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A (92-101)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92 phew)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## 24 New Street, Abergele, LL22 7BE

### £135,000



# 24 New Street, Abergele, LL22 7BE

## £135,000



### Tenure

Freehold

### Council Tax Band

Band- B- Average from 1-4-25- £1,805.09 Source- Conwy.gov.uk

### Property Description

Step through the UPVC front door and into the entrance hall where a welcoming lounge awaits beyond. A bright and spacious room bathed in natural light thanks to the large double-glazed window. The space offers a cosy yet airy feel, perfect for relaxing or entertaining.

An open archway leads seamlessly into the second reception room, which provides a versatile living area complete with built-in under stair storage, an electric fireplace with an attractive stone effect mantle. This additional reception space is ideal for use as a dining room or a snug.

The kitchen is positioned at the rear of the property and enjoys a bright atmosphere with a wood-effect counter top along with a range of base and wall mounted cabinets, complemented by a built-in electric cooker. There is ample space for a washing appliance and freestanding fridge freezer, making it a practical and functional kitchen for daily life. A rear courtyard garden offers an area for drying clothes and provides access to the larger garden beyond.

Upstairs, the main bedroom is a generous and naturally lit space, easily accommodating a double bed along with furniture. Alongside is built in storage, ideal for a wardrobe. The second bedroom is also a well-proportioned room, suitable for a single bed with additional furniture. Perfect as a second bedroom or as a home office.

Completing the upstairs accommodation is a spacious bathroom, tiled and fitted with a good sized bath with above bath shower-head fed off a mixer tap. Next to the bathroom is an additional space which could have various functions.

Outside, the rear garden is laid with stone chippings for low maintenance and bordered by Timber fencing, allowing for a convenient space and easy access to your bins.

A true highlight of this property is its enviable location. Nestled on New Street, it lies within walking distance of local infant, primary and secondary schools and Abergele's town centre—with its range of shops, pubs and well-established supermarket. For commuters, the A55 Expressway is just a mile away, providing easy east and westbound connections along the 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](http://www.openreach.com/fibre-checker) - as of 24-1-25

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

### Lounge

12'2" x 9'5" (3.73m x 2.89m)

### Reception Room

13'0" x 9'10" (3.96m x 3.00m)

### Kitchen

9'1" x 6'6" (2.77m x 1.98m)

### Bedroom 1

12'2" x 9'5" (3.73m x 2.89m)

### Bedroom 2

12'2" x 6'1" (3.72m x 1.87m)

### Bathroom

7'7" x 6'3" (2.33m x 1.93m)

### 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.

