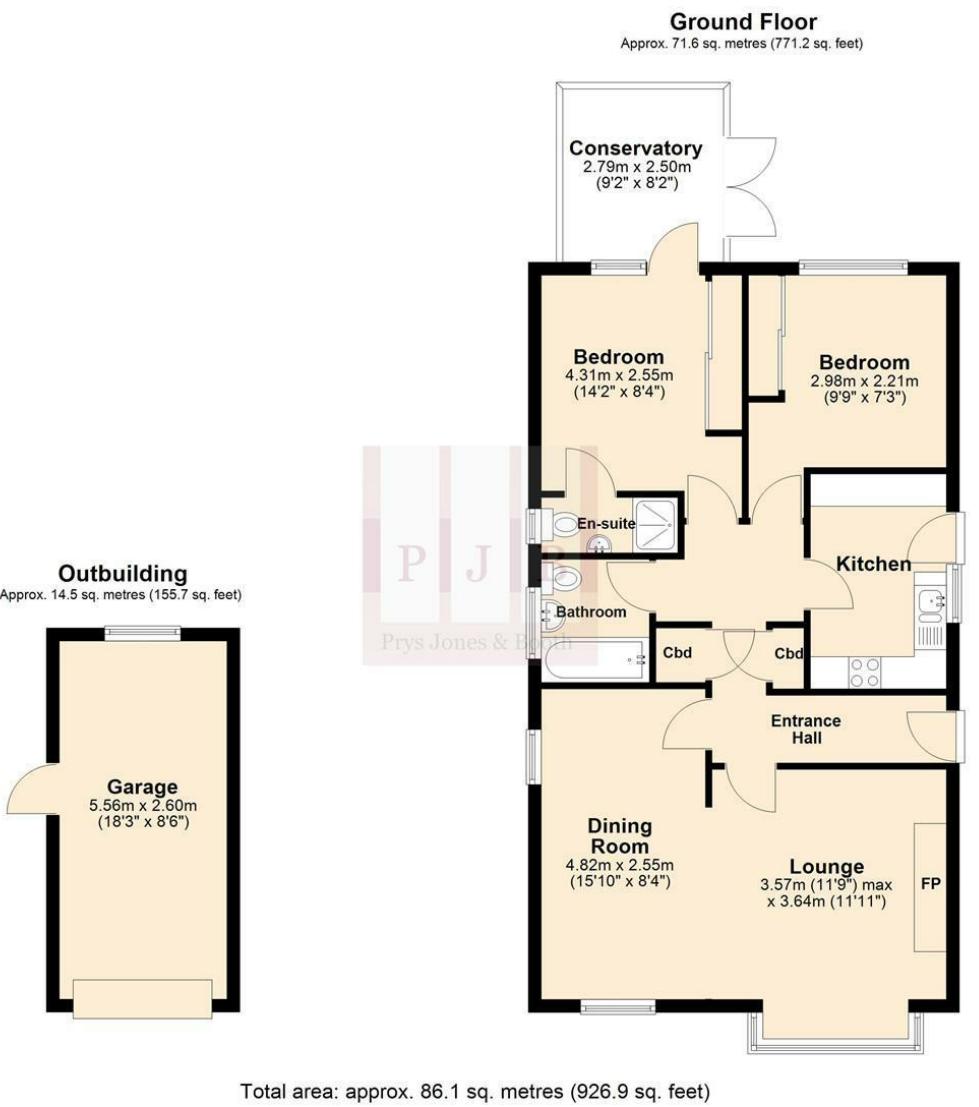




P J B  
Prys Jones & Booth



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	76
(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

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**5 Glenfor, Abergale, LL22 8EX**  
**£277,500**

2 2 2 2 D



# 5 Glenfor, Abergel, LL22 8EX

£277,500



## Tenure

Freehold.

## Council Tax

Band D. Average from 01.04.2025 £2,320.83.

## Property Description

A detached two double bedoomed bungalow situated on a quiet cul-de-sac within walking distance of the town centre.

To the front of the property there is a lawned garden area with matured bushes and a long tarmacadam drive providing ample off road parking and leading to the single garage with up and over door. A pedestrian gate leads to the enclosed and private rear garden with doors off the conservatory giving access to the property.

On entering the bungalow there is a bright hallway with storage cupboard and airing cupboard.

A large L-Shaped lounge has plenty of space for a dining room table and chairs and with a box bay window and two further windows there is a great amount of natural light.

The kitchen has a range of wall and base units, a fitted fridge/freezer and washing machine, built in oven and four ring hob with overhead extractor fan.

The bathroom comprises; panelled bath, low level WC and wash hand basin.

The two bedrooms are to the rear of the property with one having an en-suite shower room and access via a door to the conservatory.

## 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.

## Entrance Hall

## Lounge/Diner

### Lounge Area

11'11" x 11'8" (3.64m x 3.57m)

### Dining Area

15'9" x 8'4" (4.82m x 2.55m)

### Kitchen

10'9" x 6'9" (3.30m x 2.08m)

### Bathroom

6'3" x 5'6" (1.91m x 1.68m)

### Bedroom No: One

14'1" x 8'4" (4.31m x 2.55m)

### En-Suite

6'11" x 2'10" (2.13m x 0.87m)

### Bedroom No: Two

9'9" x 7'3" (2.98m x 2.21m)

## Conservatory

## Garage

## Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergel offering considerable experience in all

aspects of Residential and Commercial Property. Whilst based principally in Abergel, 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 Abergel 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.

