

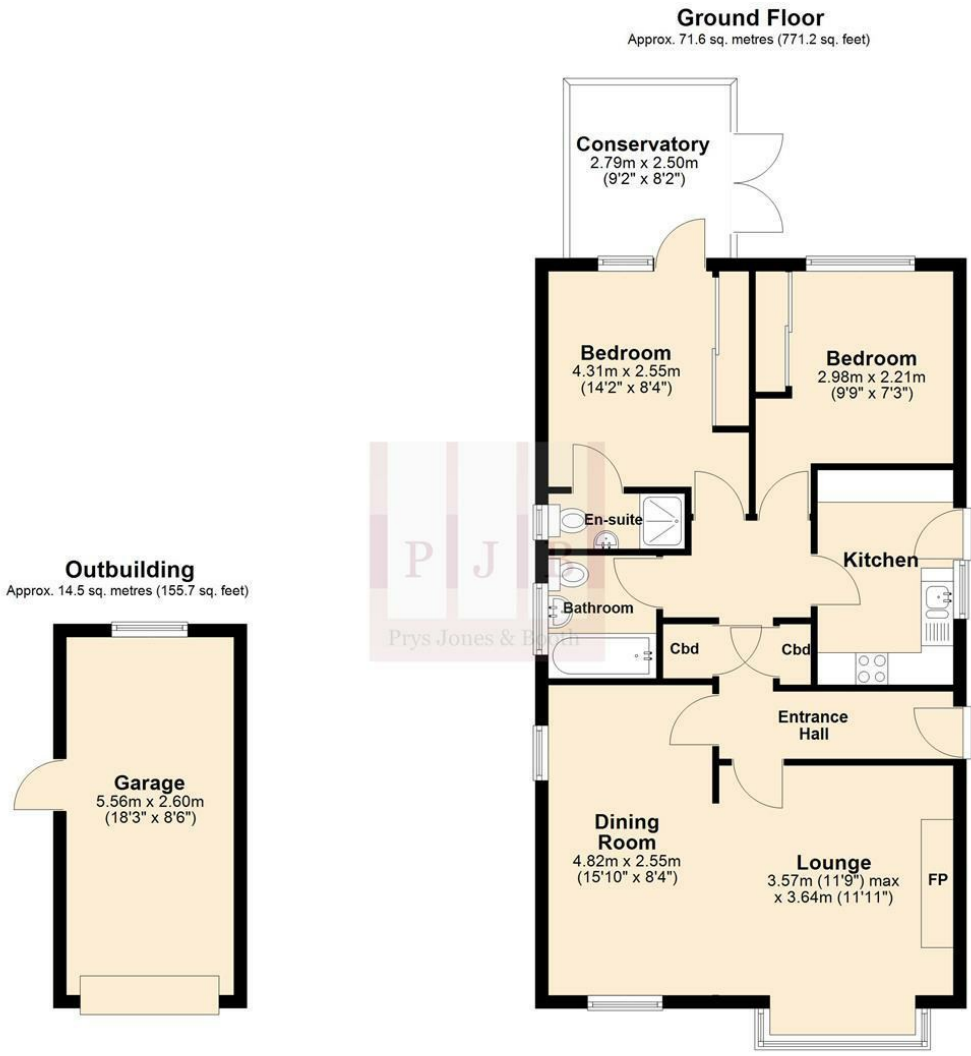


P J B  
Prys Jones & Booth



5 Glenfor, Abergele, LL22 8EX  
£277,500

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Total area: approx. 86.1 sq. metres (926.9 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		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, Abergele, LL22 8EX

## £277,500



### Tenure

Freehold.

### Council Tax

Band D. Average from 01.04.2025 £2,320.83.

### Property Description

A detached two double bedroomed 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 tarmac 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 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.

