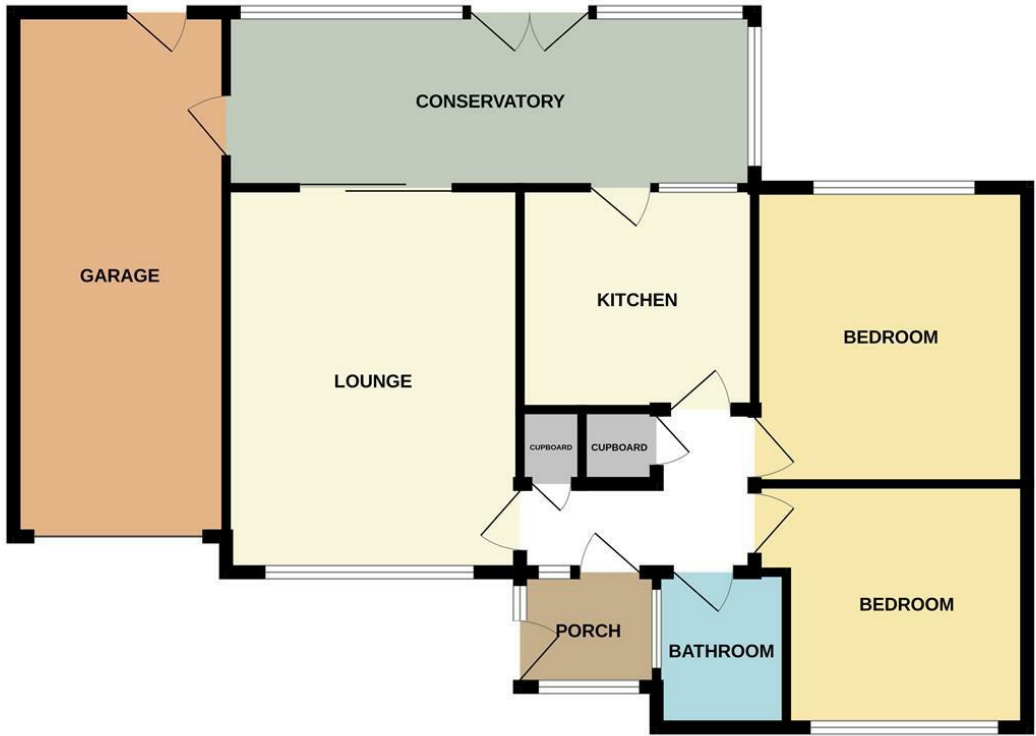




GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.4 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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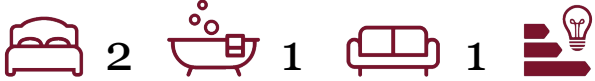
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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.

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www.prysjonesbooth.co.uk



35 Kinmel Avenue, Abergele, LL22 7LR
£275,000



35 Kimmel Avenue, Abergele, LL22 7LR

£275,000



Tenure
Freehold.

Council Tax
Band D. Average from 01.04.25 £2,320.83

Property Description
Offered for sale with no onward chain is this detached two double bedroomed bungalow situated in a highly sought after part of the town and within easy walking distance of all local amenities.

To the front of the property there is ample off road parking on a hard standing area with decorative gravelled areas.

On entering the property there is a convenient and useful entrance porch with a glazed door leading to the hallway with two storage cupboards and doors leading to the accommodation.

The living room is a very generous size with a large window to the front allowing in maximum light and sliding doors to the rear allowing access to the conservatory and again bringing in further daylight to the lounge. There is a brick built open fireplace with decorative logs.

The conservatory runs along the back of the property and is timber framed with an insulated roof and gives access to the garage and double doors lead to the rear garden; a further door

leads into the kitchen with a wide range of fitted wall and base units having complementary work surfaces and tiled splash backs.

The bathroom (fitted in 2020) comprises a panelled bath with overhead shower and glass splash screen, low level WC and wash hand basin.

The main bedroom is to the rear of the property and overlooks the garden and the smaller (but still a reasonable double) overlooks the front.

The integral garage has an up and over door to the front and pedestrian door to the rear. There is space and plumbing for a washing machine.

The garden to the rear has a slabbed seating area, lawn, greenhouse and a variety of matured bushes and apple tree. There is access down the side of the property for recycling etc.

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 Porch
6'2" x 4'9" (1.88m x 1.46m)

Hallway

Lounge
15'11" x 12'4" (4.87m x 3.78m)

Kitchen
9'10" x 9'4" (3.00m x 2.85m)

Conservatory
21'7" x 7'4" (6.58m x 2.26m)

Bedroom No: One
12'5" x 11'5" (3.80m x 3.49m)

Bedroom No: Two
10'2" x 9'11" (3.12m x 3.04m)

Bathroom
6'9" x 5'5" (2.07m x 1.66m)

Garage
23'3" x 8'11" (7.09m x 2.72m)

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, Kimmel 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.

