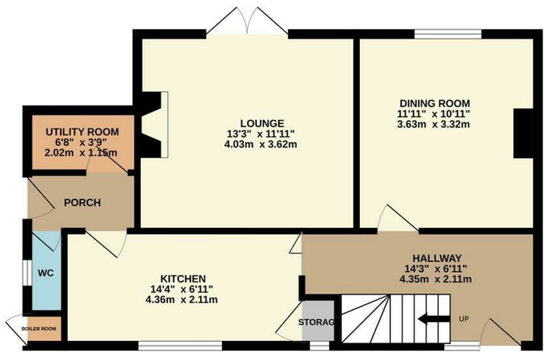
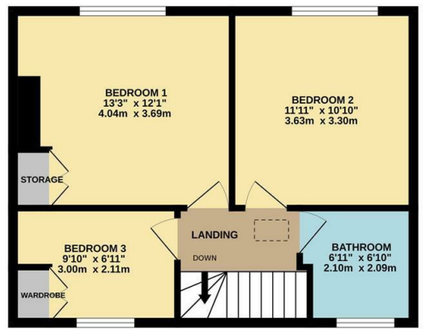




GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

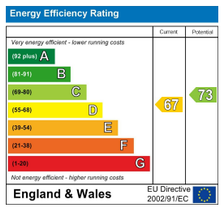


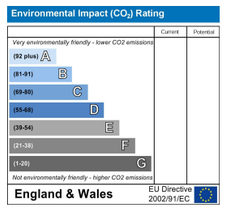
1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



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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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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Prys Jones & Booth



13 Faenol Avenue, Abergele, LL22 7HT

£200,000

3 | 1 | 2 | D





13 Faenol Avenue, Abergele, LL22 7HT
£200,000





Tenure
Freehold (Assumed)

Council Tax Band
Band - C - Average from 01-04-2026 £2,198.07

Property Description
The property is approached via a shared gated pathway leading towards the front entrance, with a hardstanding path sweeping along the front of the home and continuing to a driveway providing off-road parking for multiple vehicles. The front garden is enclosed by a combination of brick walling and timber fencing, with a neat lawn bordered by well-established flower beds that add colour and greenery to the approach.

A PVC double-glazed entrance door, accompanied by a matching glazed side panel, opens into a welcoming and well-proportioned entrance hall. The staircase rises to the first floor, while a single-panel radiator provides warmth. Beneath the stairs, a useful storage area offers space for everyday household items and also houses the electrical meter and boards.

The property benefits from two reception rooms, offering flexibility to suit a variety of lifestyles. The first is a cosy and inviting space that could be utilised as either a living room or a separate dining room. A large window allows plenty of natural light to enter, while providing a pleasant outlook over the rear garden. A prominent chimney breast, traditional skirting boards and picture rails add character, complemented by a dual-panel radiator.

The second reception room is slightly larger and could comfortably serve as the main living room, although its position close to the kitchen also makes it well suited to use as a dining room. A feature fireplace with timber mantel and stone surround frames a gas fire, creating an attractive focal point. Alcoves flank the chimney breast, offering excellent potential for fitted shelving, display units or decorative features. Continuing the traditional styling found in the adjoining reception room, the space also benefits from picture rails, skirting boards and a dual-panel radiator. Double doors open directly onto the rear garden patio, providing a lovely connection between the indoor living space and the garden beyond.

The kitchen is a well-proportioned and practical space, finished with wood-effect lino flooring and fitted with a generous range of wall and base cabinetry. Laminated worktops provide ample preparation space, complemented by a stainless steel sink with draining board and a tiled splashback. There is space for a freestanding gas cooker, together with plumbing for a washing machine, while a useful pantry cupboard provides additional storage for groceries and household essentials. To the rear, a timber door with glazed panel opens into a handy porch, which in turn provides access to a useful utility-style room with provision for a tumble dryer vent. There is also access to a ground-floor WC and a side door leading directly onto the driveway, adding further practicality to the layout.

The first-floor landing benefits from a large south-facing window, allowing natural light to brighten the space throughout the day. A hatch provides access to the loft; however, the loft has not been inspected by the selling agent.

The primary bedroom is a well-proportioned room with ample space for a double or king-size bed alongside accompanying bedroom furniture. A particularly pleasant outlook extends across the rear garden and towards the green playing field beyond, providing an attractive backdrop. An integrated storage cupboard sits alongside the chimney breast and is fitted with a small radiator, making it suitable for use as an airing cupboard or additional household storage.

The second bedroom is almost equal in proportions and offers plenty of room for a double bed and further freestanding furniture. Like the primary bedroom, it enjoys lovely views over the rear garden and the open green playing field beyond, making it a pleasant and versatile space for family members or guests.

The third bedroom is a good-sized single room, fitted with a wardrobe and additional overhead cabinetry to maximise storage. Its south-facing aspect allows plenty of natural light into the room, creating a bright and welcoming environment. Equally suited to use as a child's bedroom, nursery or home office, it offers flexibility as household needs change.

The bathroom is fully tiled from floor to ceiling and finished with cushioned flooring. It comprises a corner shower cubicle fitted with an electric shower, a wash hand basin with storage beneath and a low-level WC. A chrome heated towel rail adds a contemporary touch, while the composite ceiling incorporates recessed lighting for a clean, practical finish.

The rear garden is a particularly pleasing feature, offering a generous amount of outdoor space that may come as a welcome surprise. A shallow patio area sits immediately beyond the property, with a substantial lawn extending further into the garden and bordered by a mixture of flower beds and established shrubbery. Timber fencing and a mature hedgerow enclose the rear and side boundary, while a stone wall separates the garden from the neighbouring property to the left. Towards the rear of the garden, beyond the main lawn, a further, larger patio area provides an excellent spot for outdoor furniture, summer dining or entertaining family and friends. The property also benefits from a single garage of prefabricated construction. The selling agent has been unable to gain access to the garage at the time of preparing these details, so it has not been possible to confirm whether an electricity supply is present.

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.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 16-10-2026

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

Hallway
6'11" x 14'3" (2.11 x 4.35)

Lounge
11'10" x 13'2" (3.62 x 4.03)

Dining Room
10'10" x 11'10" (3.32 x 3.63)

Kitchen
6'11" x 14'3" (2.11 x 4.36)

Utility Room
6'7" x 3'9" (2.02 x 1.15)

WC
4'11" x 2'8" (1.51 x 0.83)

Bedroom 1
13'3" x 12'1" (4.04 x 3.69)

Bedroom 2
10'9" x 11'10" (3.3 x 3.63)

Bedroom 3
9'10" x 6'11" (3.00 x 2.11)

Important Notice
These particulars are intended only as a guide and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, interested parties must satisfy themselves by inspection, survey and independent enquiries as to the correctness of each statement.

Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets, furnishings or other items. All dimensions, areas and distances quoted are approximate.

Any reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided solely as a guide. No warranty or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.

Information relating to planning permissions, building regulations, rights of way, easements, covenants, public footpaths, access arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.

