



## Highlands, St. George Road, Abergelie, LL22 7HB

Approximate Gross Internal Area = 105.6 sq m / 1137 sq ft  
Garage = 9.9 sq m / 106 sq ft  
Total = 115.5 sq m / 1243 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
FourLabs.co © 2025 (ID1242985)



## Highlands St. George Road, Abergelie, LL22 7HB

**£325,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	74	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	67	(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	
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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.



# Highlands St. George Road, Abergel, LL22 7HB

£325,000



**Tenure**  
Freehold

**Council Tax Band**  
Band - D - Average from 01-04-2025 £2,320.83

## Property Description

Approached via a hardstanding driveway, with an additional front parking area, the property provides generous off-road parking for up to four or five vehicles. Decorative iron gates open onto the main driveway, which leads to the garage. The front garden has been thoughtfully landscaped with large stone chippings and Indian sandstone paving slabs, ensuring a smart yet low-maintenance first impression.

A newly fitted canopy shelters the contemporary composite front door, which opens into a welcoming porch. Here, a fitted storage cupboard with shelving and clothes rail proves practical, while stylish wood-effect, Italian porcelain tiles flow seamlessly through into the hallway and beyond. The central hall feels particularly spacious, complete with loft access and an additional storage cupboard housing the modern central heating boiler.

The lounge is bright and generously proportioned, benefitting from dual-aspect windows and elegant deep coved ceilings. A gas flame fireplace, framed by a tiled surround, timber mantel and hearth, provides a charming focal point. The heart of the home, however, is the beautifully designed kitchen. Fitted with sleek, handleless gloss cabinetry and complemented by stylish worktops, it comes fully equipped with integrated appliances—including a full-length fridge and freezer, ceramic hob, double oven, dishwasher, and large sink unit. A central island doubles as a breakfast bar, while recessed downlighting enhances the modern aesthetic. There is even space for a small sofa or dining set, making this a wonderfully social space.

From here, sliding doors open into a stunning garden room. Once a dated conservatory, it has been fully transformed with an insulated roof and wall, integrated lighting, and a

chic decorative finish. With matching porcelain tiles underfoot, it now offers a superb year-round sitting area.

The primary bedroom is a spacious double, with ample room for freestanding furnishings and the added benefit of a sea view to the front. The second bedroom, also a generous double, enjoys views onto the patio area of the garden and includes its own modern ensuite with rainfall shower. The main bathroom has been designed in a contemporary style, featuring a P-shaped bath with rainfall shower, a "mini brick" tiled feature wall, chrome heated towel rail, WC, and basin—all tied together with the same porcelain tiling as the hallway.

A clever conversion has transformed part of the garage into a fully habitable third bedroom, complete with heating, insulation, and independent access if required. At the time of listing, final building regulation sign-off has been booked. This versatile room is served by its own stylish ensuite shower room, mirroring the sleek design of the second bedroom's ensuite. A useful utility room adjoins the kitchen, housing plumbing for a washing machine and additional storage.

Externally, the south-west facing rear garden enjoys sunlight throughout the day and into the evening. Tiered in design, the lower level offers a paved patio and further hardstanding, providing multiple options for outdoor seating. Paths on either side of the property lead to a raised garden area planted with fruit trees and bordered by a mix of stone, block, and brick walls, offering both privacy and character.

The refurbishment works completed are extensive, including a new canopy, composite front door, updated smart meters, a 2024 boiler, modern radiators (including tall statement radiators), full re-plastering, re-wiring in 2019 and key areas in 2024 (kitchen, sunroom, utility and third bedroom), replacement glazing to some units, updated skirting boards, new guttering, outdoor power points, and an electrically operated roller garage door. In short, this home has been completely reimaged for

modern living, inside and out.

Situated on St George Road, the bungalow is ideally placed within walking distance of Abergel town centre, local schools, shops, gastro pubs, cafés, and everyday amenities. For commuters, the A55 Expressway is just 0.3 miles away, offering effortless links across the picturesque North Wales coast.

## Lounge

17'0" x 12'4" (5.19 x 3.76)

## Kitchen

19'10" x 9'6" (6.05 x 2.92)

## Conservatory

9'6" x 8'3" (2.90 x 2.53)

## Bedroom 1

12'5" x 11'9" (3.79 x 3.60)

## Bedroom 2

12'0" x 9'6" (3.66 x 2.92)

## Bedroom 3

18'10" x 8'5" (5.76 x 2.57)

## Garage

12'9" x 8'5" (3.89 x 2.57)

## 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.

## 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.

