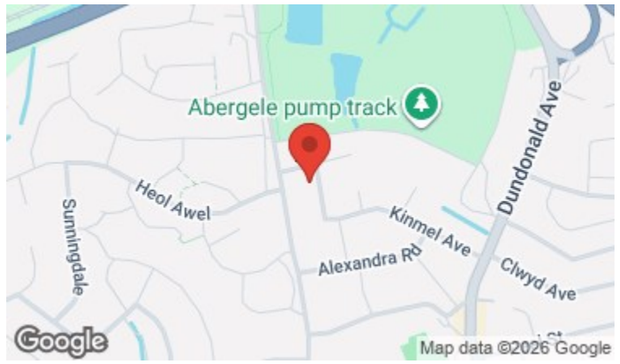




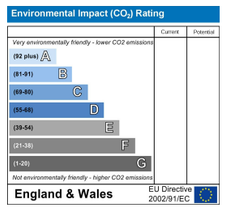
43 Kinmel Avenue, Abergele, LL22 7LR

Approximate Gross Internal Area = 81.6 sq m / 878 sq ft
Garage = 13.8 sq m / 148 sq ft
Total = 95.4 sq m / 1026 sq ft
(Excluding Lean To)



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 © (ID1284369)





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



43 Kinmel Avenue, Abergele, LL22 7LR

£235,000

2 | 1 | 2 | D





43 Kinmel Avenue, Abergele, LL22 7LR
£235,000





Tenure
Freehold

Council Tax Band
Band - D - Average from 01-04-2026 £2,472.82

Property Description
The property is approached via an attractive brick-paved driveway providing off-road parking for multiple vehicles, with the same paving forming a pathway to the front door. A neatly kept lawn sits alongside, complemented by established shrubs and a beautiful blossom tree that adds seasonal charm to the frontage.

A PVC entrance door opens into a porch with pleasant views over the front garden, offering a practical space for coats and shoes. A second door leads into the main hallway, where two useful storage cupboards are located—one housing the central heating boiler.

The lounge is a bright and comfortable room, illuminated by a large front-facing window. Featuring coved ceilings and a carpeted floor, the space is centred around an ornate timber mantelpiece with a stone surround and hearth, ideal for a freestanding electric fire. An open archway leads through to the rear extension, which forms a dining area with sliding doors opening directly onto the garden—perfect for entertaining or family meals.

The kitchen is fitted with contemporary farmhouse-style wall and base units, complemented by tiled splashbacks and wood-effect laminate worktops. Integrated appliances include an electric oven with gas hob and extractor hood, alongside a stainless steel sink with drainer and plumbing for a washing machine. The rear extension continues into the kitchen, providing ample space for a breakfast table and chairs, all with lovely views across the garden.

Both bedrooms are well-proportioned doubles. The primary bedroom enjoys a rear aspect with views over the garden and benefits from fitted mirrored wardrobes offering excellent storage. The second bedroom is equally spacious, positioned to the front of the property, and offers flexibility for use as a guest room, study or hobby space. It also provides access to the loft.

The bathroom is presented in a classic style with white tiling and sections of PVC panelling. It comprises a WC, hand wash basin and a large shower cubicle fitted with grab rails, along with wood-effect laminate flooring.

Externally, the rear garden is a true standout feature. Enjoying a desirable south-west facing aspect, it is predominantly laid to lawn and bordered by timber fencing for privacy. A generous patio area provides the perfect setting for outdoor seating and dining, while additional sections of stone chippings and flowerbeds offer further scope for landscaping. A hardstanding base is ideal for a timber shed, and established shrubs add greenery and structure. A side lean-to provides useful storage and convenient access between the front and rear of the property, along with access to the single garage.

The property benefits from double glazing and gas central heating throughout.

Ideally located on the popular Kinmel Avenue development in Abergele, the property sits on level ground within easy reach of the local beach, park and town centre. A range of shops, cafés, pubs and leisure facilities are all close by, while excellent transport links—including the A55 North Wales Expressway, local bus routes and the nearby train station—ensure convenient travel along the North Wales coast and beyond.

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 19-3-26

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

Lounge
16'0" x 12'8" (4.90 x 3.87)

Dining Area
9'10" x 5'10" (3.00 x 1.80)

Kitchen
9'10" x 9'5" (3.00 x 2.89)

Bedroom 1
12'6" x 11'7" (3.83 x 3.55)

Bedroom 2
11'7" x 10'4" (3.55 x 3.17)

Garage
16'11" x 8'7" (5.18 x 2.63)

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, 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 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.

