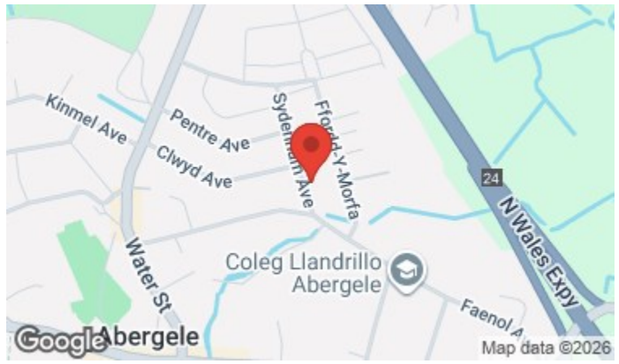

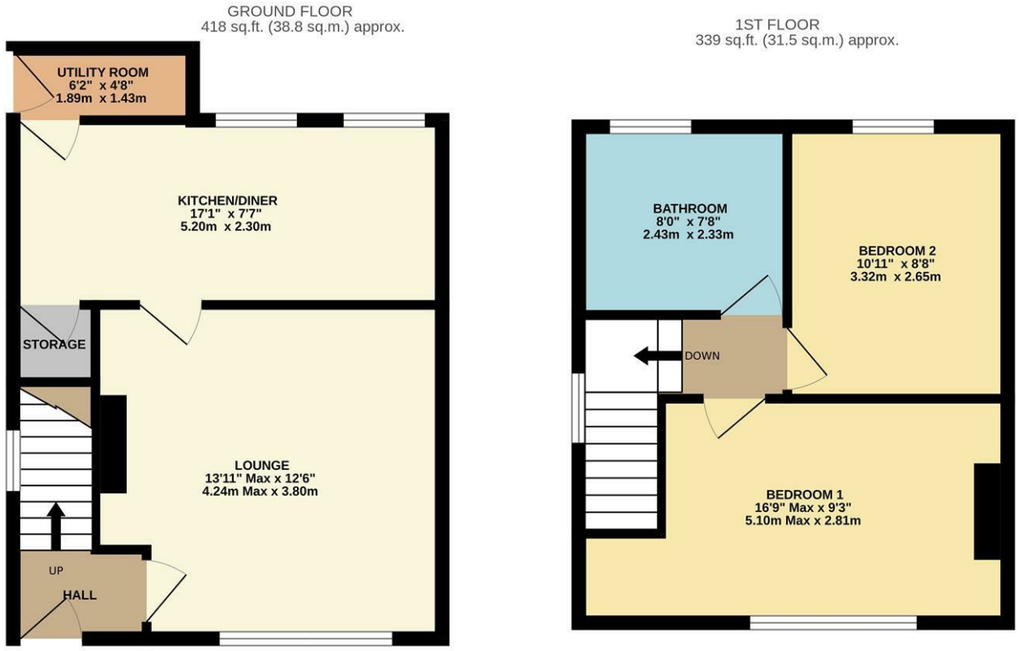

TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

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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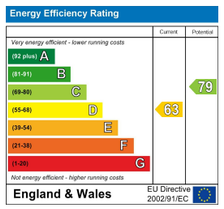

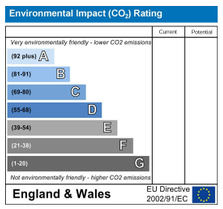

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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www.prysjonesbooth.co.uk

P J B
Prys Jones & Booth

14 Sydenham Avenue, Abergele, LL22 7NH
£185,000

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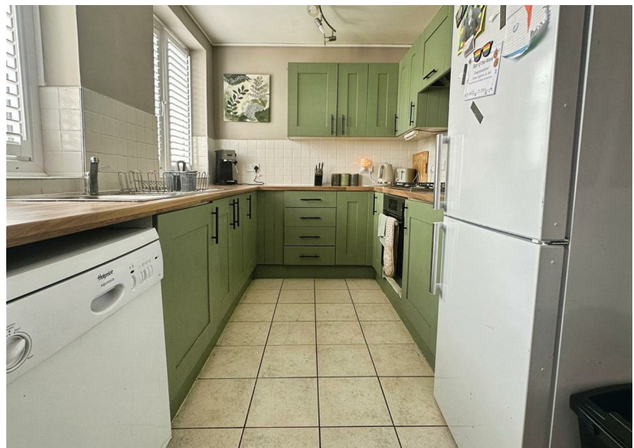

14 Sydenham Avenue, Abergele, LL22 7NH
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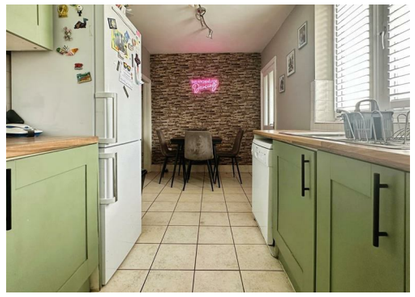

Tenure
Freehold

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

Property Description
Upon arrival, a hardstanding driveway provides convenient off-road parking for two vehicles. A UPVC front door opens into the welcoming entrance hall, setting the tone for the accommodation beyond.

The lounge is a bright and inviting space, where a large double-glazed window allows natural light to flood the room. Wood-panel flooring complements the contemporary décor, while bespoke alcoves with inset spotlights create attractive display areas for ornaments and decorative pieces. A stylish built-in media wall forms the focal point of the room, creating the perfect setting for relaxing evenings and entertaining guests.

The kitchen offers a wonderful blend of practicality and charm, featuring tiled flooring, a tiled splashback, and a range of wooden wall and base units providing ample storage. There is space for a free standing fridge freezer and dishwasher while integrated appliances include an electric oven, gas hob. The room comfortably accommodates a dining table, making it an ideal social space for family meals and gatherings. Windows overlooking the garden allow plenty of natural light, while a useful understairs cupboard provides additional storage.

Adjacent to the kitchen, the utility room offers further practicality with plumbing and electrical connections for a washing machine and tumble dryer. Marble-effect worktops provide additional workspace, while the Ideal combi boiler is neatly housed here. A door from the utility room opens directly onto the rear garden.

Outside, the low-maintenance rear garden has been thoughtfully designed to provide both relaxation and practicality. A hardstanding pathway is bordered by lawned sections, while a separate paved seating area offers the perfect spot for morning coffee or outdoor dining. Enclosed by timber fencing, the east-facing aspect allows you to enjoy the morning sunshine, and a side gate provides convenient access to the front of the property.

The bathroom is beautifully appointed with fully tiled walls and flooring, complemented by a plastered ceiling. A contemporary shower cubicle, supplied by the combi boiler, sits alongside a freestanding bath, creating a luxurious and relaxing atmosphere. A WC and wash hand basin complete the suite.

The principal bedroom is generously proportioned, comfortably accommodating a king-size bed along with a range of furniture. Attractive alcoves provide additional storage opportunities, while the room's bright and airy feel creates a peaceful retreat.

The second bedroom is a bright and versatile room, offering space for a small double bed along with additional furniture.

Adding further character throughout the property are the elegant Spanish-style window shutters, which provide both style and practicality while enhancing the home's unique appeal.

The location is a key aspect to this property. Positioned within minutes of the local schools and town centre, making it a prime location for families.

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 23-6-26

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

Lounge
13'10" max x 9'10",262'5" (4.24m max x 3,80m)

kitchen
17'0" x 7'6" (5.20m x 2.30m)

Utility Room
6'2" x 4'8" (1.89m x 1.43m)

Bedroom 1
16'8" max x 9'2" (5.10m max x 2.81m)

Bedroom 2
10'10" x 8'8" (3.32m x 2.65m)

Bathroom
7'11" x 7'7" (2.43m x 2.33m)

Abergele
Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

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.