

**williams**estates

12 Plas Newydd Buildings, Abergele - LL22 7HN  
£750 pcm

## 12 Plas Newydd Buildings

Abergele, Abergele

A newly decorated Two bedroom mid terrace property available in Abergele, with in walking distance to the High street this property offers spacious living to the downstairs one large bedroom to the upstairs and a second smaller bedroom which would be ideal for an office. There is an enclosed yard to the rear of the property, gas central heating and Upvc windows throughout. To be considered for this property you will need an annual income of above £22,500

Council Tax band: B

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





### **Entrance Porch**

Leading into the Lounge

### **Lounge**

47' 3" x 38' 5" (14.40m x 11.70m)

A Large room to the front of the property, Carpet flooring electric sockets, radiator & upvc window overlooking the front.

### **Kitchen/diner**

55' 5" x 42' 4" (16.90m x 12.90m)

A lovely kitchen dining area, plenty of room in the dining area along with 2x storage cupboards, carpet flooring, leading into a galley style kitchen with window overlooking the rear of the property

### **Bedroom 1**

47' 7" x 38' 9" (14.50m x 11.80m)

A large double bedroom overlooking the front of the property, sockets radiator and carpet flooring

### **Bedroom 2**

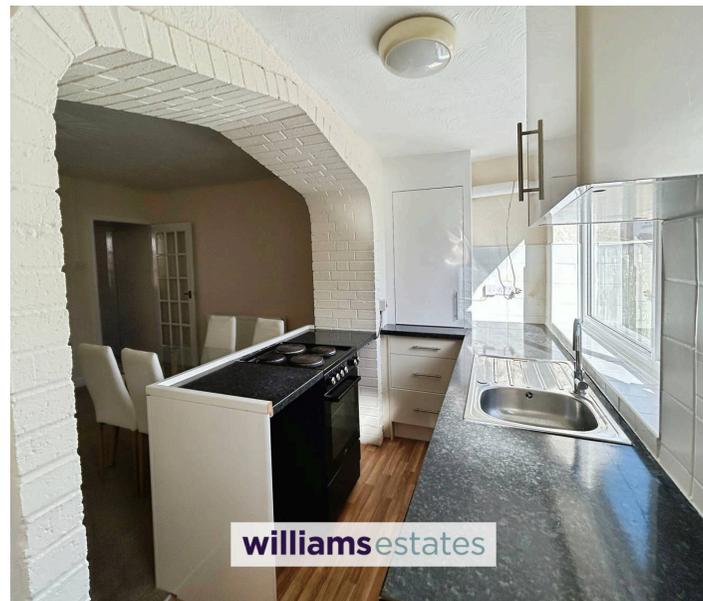
43' 0" x 16' 5" (13.11m x 5.00m)

Ideal for a nursery or office, overlooking the rear of the property with carpet flooring

### **Bathroom**

29' 10" x 25' 7" (9.10m x 7.80m)

Good sized bathroom with corner bath and electric shower over, pedestal basin and WC



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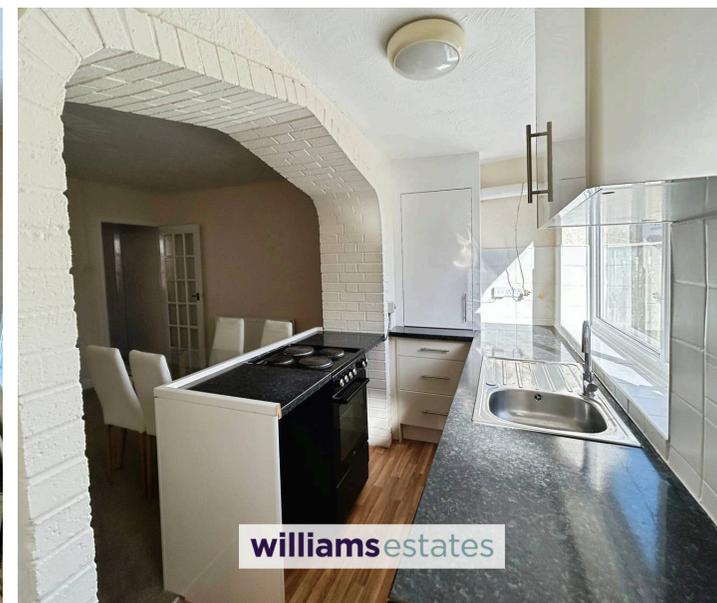
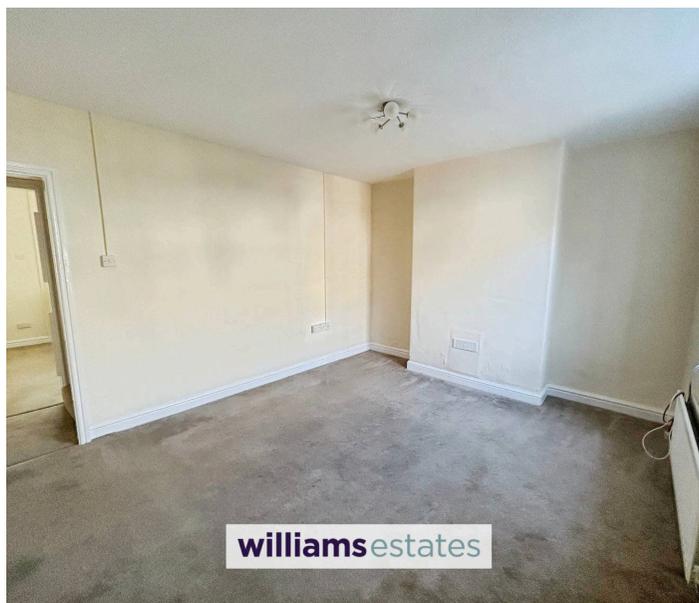
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#### **REAR GARDEN**

Enclosed rear yard

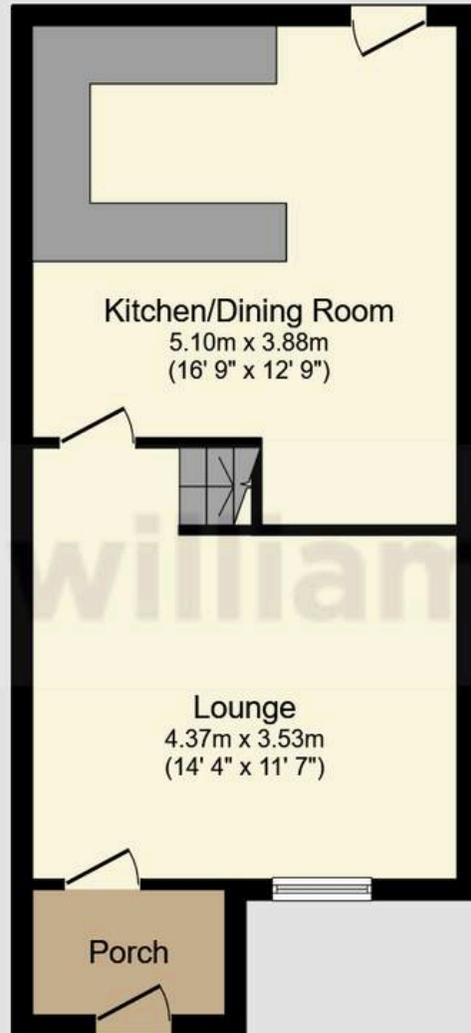
#### **FRONT GARDEN**

Low maintenance front garden

#### **OFF STREET**

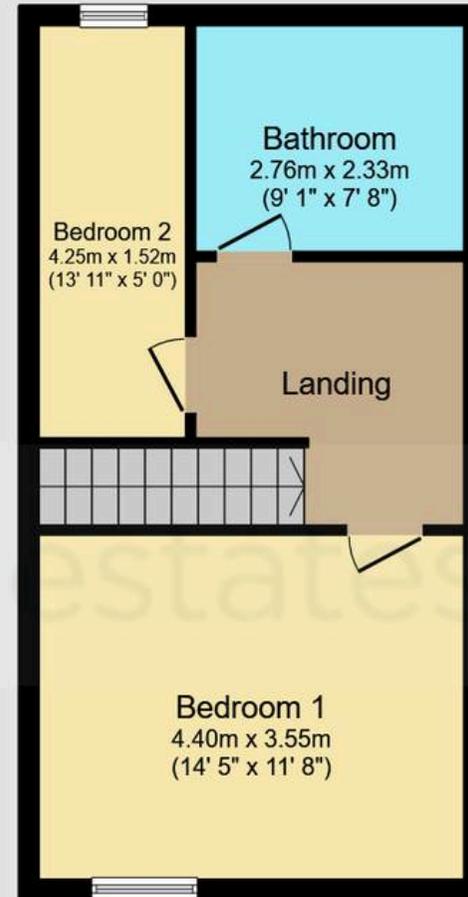
2 Parking Spaces

Off street parking available and the end of the cottages



### Ground Floor

Floor area 41.5 sq.m. (447 sq.ft.)

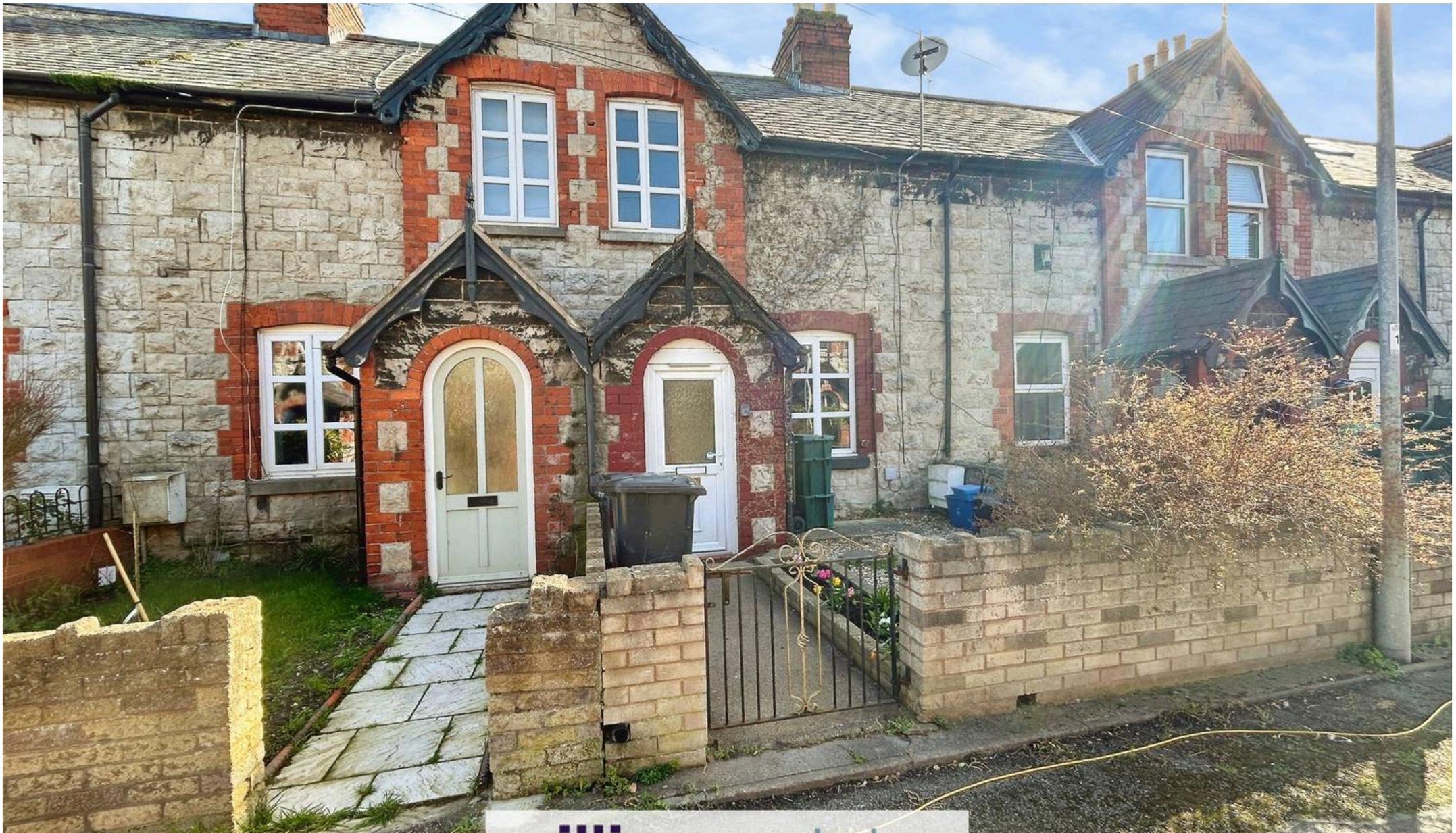


### First Floor

Floor area 38.7 sq.m. (417 sq.ft.)

Total floor area: 80.2 sq.m. (864 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Williams Lettings

Williams Estates, Princes Road - LL18 5PT

01745 299399 • [lettings@williamsestates.com](mailto:lettings@williamsestates.com) • [www.williamsestates.com/](http://www.williamsestates.com/)

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