



P J B
Prys Jones & Booth

14 Aled Court, Abergele, LL22 7YR

£149,450

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(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		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk



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Tenure

Leasehold- 78 years remaining Ground rent: £10 per year

Council Tax

Band - B - Average from 01-04-2026 £1,923.30

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 3-6-26

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

Property Description

Accessed through a UPVC entrance porch with vinyl flooring, the property opens into a bright hallway and landing area with soft carpeting, spotlights, a large radiator, and a useful airing cupboard complete with radiator. The loft hatch provides access to a partially boarded loft space, offering additional storage potential.

The current lounge has been cleverly designed as a media and dining room, centred around a striking media wall with built-in colour-changing spotlights and an electric fire, creating the perfect setting for entertaining or relaxing. With ample room for a dining table or lounge furniture, this versatile space could easily be adapted to suit individual needs, whether as a lounge, dining room, or even an additional bedroom.

The contemporary kitchen is both sleek and functional, fitted with a range of quality integrated appliances including an electric oven, built-in fridge freezer, microwave, electric hob, and washer/dryer. Marble-effect worktops are complemented by a tiled splashback and tiled flooring, while inset spotlights add a modern touch. The Worcester combi boiler, approximately 8–10 years old, is also neatly housed within the kitchen, which features

quality Lock Anne units offering excellent storage and style.

The principal bedroom is a comfortable and well-proportioned double room, complete with built-in wardrobes, coved ceilings, spotlights, and soft carpeting. A useful alcove provides further storage or dressing space, while the plastered walls create a fresh and neutral finish.

The second bedroom is currently utilised as an additional lounge space but can easily accommodate a double bed and furniture if desired. A large window fills the room with natural light, while coved ceilings, carpets, and plastered walls maintain the property's stylish presentation. An electric fire with a marble-effect surround adds character, although this is not included in the sale.

The bathroom has been designed with easy maintenance and modern living in mind, featuring a spacious shower cubicle powered directly from the boiler, a WC, hand wash basin, illuminated LED mirror, and heated towel rail. Plastic cladding to the walls and ceiling, along with wood-effect laminate flooring, complete the clean and contemporary finish.

Externally, the property continues to impress with a low-maintenance front garden which is filled with grazed lawn. Further along is a separate self contained side garden, enclosed by high timber fencing for privacy and security and finished with Indian paving, it offers a stylish and practical outdoor space to enjoy throughout the year. There is also a useful outdoor shed for storage. There is also an allocated private parking space conveniently positioned to the rear.

Lounge

14'6" x 8'6" (4.44m x 2.60m)

Kitchen

9'1" x 8'3" (2.77m x 2.53)

Bedroom 1

11'0" x 10'7" (3.36m x 3.24m)

Bedroom 2

10'7" x 9'11" (3.23m x 3.04m)

Bathroom

5'10" x 5'4" (1.80m x 1.63m)

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.

