

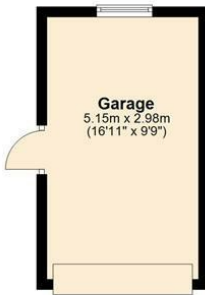


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Prys Jones & Booth



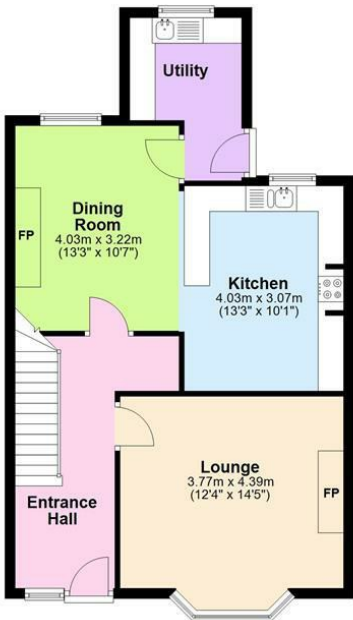
Outbuilding
Approx. 15.3 sq. metres (165.2 sq. feet)



Outbuilding
Approx. 9.8 sq. metres (105.8 sq. feet)



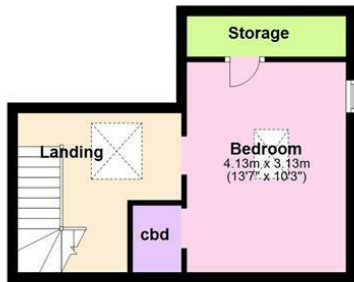
Ground Floor
Approx. 60.9 sq. metres (655.7 sq. feet)



First Floor
Approx. 61.9 sq. metres (666.1 sq. feet)



Second Floor
Approx. 26.1 sq. metres (281.5 sq. feet)



Total area: approx. 174.1 sq. metres (1874.3 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
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.

Kilford St. George Road, Abergelle, LL22 7HB

£370,000

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£370,000



Tenure

Freehold

Please note that the property is currently held under a possessory title. The vendors are in the process of upgrading this to absolute title, and further details can be provided upon request. Prospective purchasers are advised to seek legal advice in respect of the title status.

Council Tax Band

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

Property Description

Freshly laid block paving creates an attractive first impression, providing off-road parking for two vehicles, with additional parking available to the side of the property through traditional iron gates and continuing block-paving . A newly constructed single garage, complete with an electric roller door, sits to the rear of the driveway. Raised brick flower beds and timber sleeper planters are filled with vibrant planting, framing the handsome façade beautifully, while a welcoming canopy shelters the composite entrance door, complemented by elegant brick coining that enhances the property's timeless kerb appeal.

Stepping inside, the spacious entrance hall immediately showcases the quality of the renovation. Fresh carpeting, a striking timber balustrade, decorative corning and a thoughtfully designed shaker-style cabinetry beneath the staircase create a warm and inviting welcome.

The lounge boasts tall ceilings, intricate cornicing, picture rails and a beautiful bay window fitted with mock sash inserts. A prominent chimney breast forms a stunning focal point, housing a log-burning stove with a timber mantel and surround set upon a slate hearth. Contemporary chrome sockets provide a subtle modern touch while respecting the room's period charm.

The impressive kitchen and dining space has been designed with both family life and entertaining in mind. Stylish wood-effect floor tiles flow throughout, complemented by recessed ceiling lighting and a breakfast bar illuminated by stylish pendant lights, creating an informal dining area. There is ample space for a dining table, while a large window floods the room with natural light. The kitchen itself is fitted with an attractive range of shaker-style wall and base units, beautifully complemented by quartz worktops extending to the upstands and windowsill. A sunken composite quartz sink and drainer adds a premium finish, while integrated appliances include a dishwasher, induction hob and double oven/grill. Space is also provided for an American-style fridge freezer.

Opening from the dining area is a bright and airy utility room, fitted with navy shaker-style cabinetry, a practical work surface, stainless steel sink with drainer, and plumbing for laundry appliances, providing valuable additional workspace and storage.

The staircase rises to the first-floor accommodation, naturally illuminated by a large skylight above. The primary bedroom is generously proportioned double room, featuring a bay window mirroring the lounge below, decorative cornicing, skirting boards and a prominent chimney breast. The owners have thoughtfully incorporated a stylish en-suite shower room comprising a shower cubicle with electric shower, vanity wash basin with storage drawers, WC, fully tiled walls, wood-effect flooring and a chrome heated towel rail.

A further spacious double bedroom is positioned to the front of the property,

benefitting from a mock sash window and ample space for freestanding furnishings. The remaining two bedrooms are both excellent-sized rooms capable of accommodating double beds if desired, whilst enjoying pleasant views over the rear garden with glimpses towards Coed y Gopa woodland and the iconic Gwrych Castle.

The family bathroom is beautifully appointed with a four-piece suite comprising a spacious bath, walk-in shower enclosure with rainfall shower and separate handheld attachment, floating wash basin with storage beneath, WC and mirrored storage cabinet. Finished to the same high standard as the en-suite, the room also benefits from stylish wall tiling and a heated towel rail.

A further turning staircase leads to the second floor, where a spacious fifth bedroom provides versatile accommodation ideal for guests, older children, a home office or hobby room. The room is illuminated by both a skylight and sash-style window, while useful eaves storage and a large wardrobe cupboard offer excellent practicality.

The rear garden is a particularly impressive feature, reflecting the generous proportions associated with Edwardian homes. Accessed via a composite door from the utility room, a block-paved pathway guides you through the garden to a charming timber pergola sheltering a paved patio seating area, perfect for outdoor dining and relaxation. Beyond lies an expansive lawn bordered by mature planting, creating a wonderful sense of privacy and tranquillity. The pathway continues through the garden to reveal a delightful hidden wild garden area, complete with vegetable beds, greenhouse and wildlife pond. This enchanting space possesses a whimsical, almost secret-garden atmosphere, providing a haven for wildlife and keen gardeners alike. Enjoying a sunny south-west facing aspect, the garden is perfectly positioned to capture afternoon and evening sunshine.

The property's outbuildings offer exceptional versatility. The single garage benefits from power, lighting and an electric roller door, making it ideal as a workshop, storage facility or secure parking. In addition, a further outbuilding is divided into three useful sections; what was once believed to be the original coal house now serves as a practical log store, while the adjoining space is currently utilised as a potting shed and benefits from power, including provision for a drying appliance, and the third the old outhouse that could be reinstated. There is also the benefit of hot and cold outside taps attached to the rear of the property.

The extensive renovation works undertaken by the current owners include internal insulation to all external walls (excluding the main bathroom), a completely new central heating system incorporating pipework, radiators and boiler, comprehensive replastering throughout, rewiring to the ground floor, bathroom and en-suite, a stunning new kitchen, bathroom and en-suite facilities, replacement mock sash windows, new flooring and carpets throughout, and damp-proofing to the ground floor, ensuring peace of mind for years to come.

The location is equally appealing. Situated within Abergele's conservation area, the property enjoys immediate access to the town centre and its wide range of amenities, shops, cafés and services. Local infant, primary and secondary schools are all within easy reach, while nearby Parc Gele provides attractive green space where the River Gele flows through the town. Excellent transport links are also on hand, with swift access to the A55 Expressway, making commuting across North Wales and beyond exceptionally convenient.

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 4-6-26

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

Lounge

12'4" x 14'4" (3.77 x 4.39)

Dining Room

13'2" x 10'6" (4.03 x 3.22)

Kitchen

13'2" x 10'0" (4.03 x 3.07)

Bedroom 1

12'6" x 11'10" (3.83 x 3.63)

Bedroom 2

9'8" x 9'1" (2.97 x 2.78)

Bedroom 3

9'3" x 10'4" (2.82 x 3.17)

Bedroom 4

11'3" x 7'6" (3.44 x 2.29)

Bedroom 5

13'6" x 10'3" (4.13 x 3.13)

Garage

16'10" x 9'9" (5.15 x 2.98)



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.

