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27 Cae Eithin, Abergele, LL22 8FN
£235,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A	83	95	(92-100) 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	England & Wales	EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions
	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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£235,000



Tenure
Freehold.

Council Tax
Band C. Average from 01.04.2025 £2,062.96

Property Description
Situated at the end of a cul-de-sac on this desirable development is this immaculate three bedroom family home which offers open plan living to the ground floor and three good size bedrooms with the master being en-suite and family bathroom.

To the front of the property there is a lawned area with paved pathway to the front door and ample parking to the side for 4 cars on a brick paved double drive (there is also communal parking available to the front). Access via the side of the house brings you to a handy storage area with garden shed and space for recycling and a path taking you to the enclosed rear lawned garden with patio seating area off the kitchen/diner.

On entering the property you are welcomed by a bright hallway with space for shoes and a door leading to the downstairs WC.

The living room is bright and spacious with a window to the front and as it opens to the kitchen/diner the natural light flows through the property. The spacious kitchen/diner is a great family room with ample storage and space for a

table and chairs. Double doors lead out to the rear garden.

The first floor brings you to a family bathroom with WC, wash hand basin and a bath with overhead shower.

The master bedroom has a convenient en-suite with shower, WC and wash hand basin, The second bedroom to the rear of the property is a good size double whilst the third is a very generously sized single.

The attic is also boarded for storage.

This is a perfect family home or first time buy and should be viewed to be appreciated.

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.

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

Entrance Hall

Downstairs WC
4'11" x 3'4" (1.50m x 1.02m)

Living Room
15'4" x 11'6" (4.69m x 3.52m)

Dining Kitchen
14'10" x 10'0" (4.53m x 3.05m)

First Floor

Bathroom
6'3" x 5'6" (1.93m x 1.70m)

Bedroom No: One
11'9" x 8'2" (3.60m x 2.50m)

En-Suite
8'2" x 3'10" (2.50m x 1.19m)

Bedroom No: Two
10'1" x 8'2" (3.09m x 2.50m)

Bedroom No: Three
10'1" x 8'2" (3.09m x 2.50m)

Service Charge
Approximately £265.00 for the year 2025.

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, Kinnel 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.

