



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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# 1 Clos Elwy, Abergele, LL22 9BZ

## £265,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	94		

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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## Tenure

Freehold

## Council Tax Band

E- Average from 01-04-2026 £3,022.34

## Property Description

As you approach, a neat stone-slab pathway leads you to the front door, bordered by well-kept grassed areas that create an inviting first impression. A contemporary composite door opens into a bright and welcoming hallway, where you'll find a useful storage cupboard housing the boiler, controls for the sprinkler system, and space for a tumble dryer, along with a convenient downstairs WC and hand wash basin.

To the front of the property, the lounge is a light-filled and comfortable space, enhanced by a large double-glazed window. It offers plenty of room for furnishings while maintaining a cosy and relaxing atmosphere.

To the rear, the modern kitchen-diner forms the heart of the home, featuring sleek laminate wood flooring and a range of soft-close wall and base units. The kitchen is well-equipped with a built-in electric oven and hob, space for a dishwasher and washing machine, and room for an American-style fridge freezer. Double patio doors open out onto the rear garden, creating a seamless flow for indoor-outdoor living.

The first floor hosts three versatile bedrooms. The fourth bedroom is currently used as a spare room but could easily serve as a home office or hobby space or still be used as a bedroom. The third bedroom is a comfortable double with built-in storage, ideal for guests, while the second bedroom is bright and spacious, currently utilised as a home office and also benefiting from fitted storage. A useful storage cupboard is found in the hallway.

The family bathroom is generously sized and features tiled walls, lino flooring, a P-shaped bath, WC, and hand wash basin.

Moving to the second floor, a useful landing area offers additional storage potential before leading into the impressive principal bedroom. This spacious retreat comfortably accommodates a king-size bed and enjoys pleasant views of the surrounding area. It also boasts a walk-in wardrobe with hanging rails, an en-suite shower room with WC and basin, and access to the loft space.

Outside, the rear garden provides a generous space, mainly laid to lawn with borders ideal for planting. Enclosed by high timber fencing and a stone wall, it offers both privacy and security. A shed is tucked neatly to the side, and a gate provides convenient access to the front of the property.

This fantastic home also benefits from a 10-year builder's warranty from March 2024 and includes three designated parking spaces, one of which is reserved for guests—making it an excellent choice for modern family living.

## 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.

Both full fibre broadband is available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 10-4-26

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

## Lounge

10'10" x 14'8" (3.31m x 4.49m )

## Kitchen Diner

17'9" x 13'1" (5.42m x 4.01m)

## Bedroom 1

17'10" max x 15'8" max (5.44m max x 4.787m max)

## Ensuite

5'10" x 6'2" (1.78m x 1.90m )

## Bedroom 2

10'11" x 14'2" (3.33m x 4.34m)

## Bedroom 3

10'11" x 12'4" (3.33m x 3.77m)

## Bedroom 4

8'5" x 7'6" (2.57m x 2.29m)

## Bathroom

7'6" x 6'5" (2.31m x 1.97m )

## 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.

