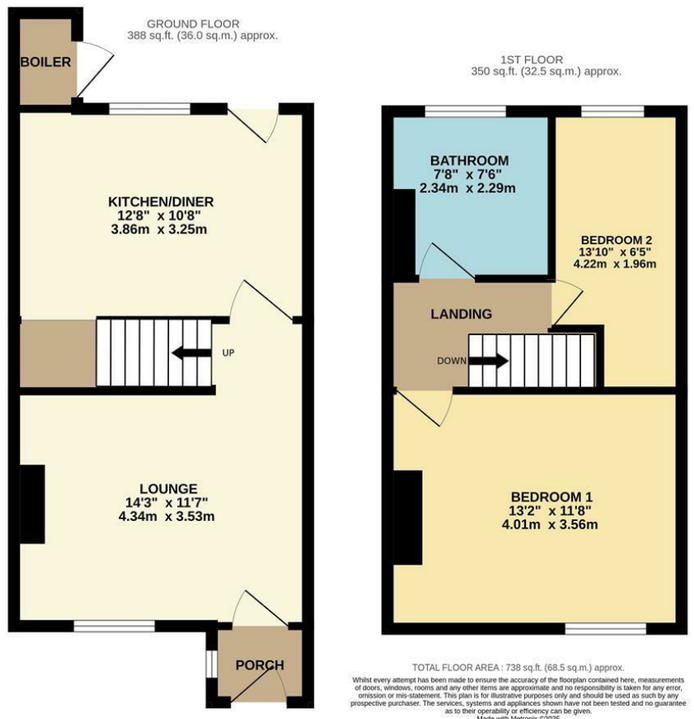
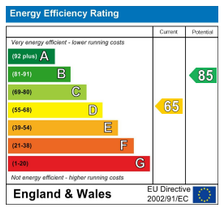
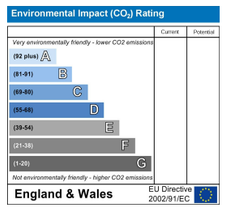










These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

P J B
Prys Jones & Booth



5 Plasnewydd Buildings, Abergele, LL22 7HN

£170,000

2 | 1 | 1 | D





5 Plasnewydd Buildings, Abergele, LL22 7HN
£170,000





Tenure
Freehold

Council Tax Band
Band - B - Average from 01-04-2026 £ 2,198.07

Property Description
Step through a timber-glazed front door into a welcoming entrance porch featuring an exposed brick finish, offering a hint of the home's original charm. A second timber-glazed door opens into a bright and spacious lounge, beautifully presented with laminate flooring and a striking exposed brick chimney breast — the ideal focal point for an electric fire set upon a stone-effect hearth.

From here, the kitchen provides both style and function, fitted with a "Thomas and Thomas" design complemented by solid timber and granite worktops. There's ample space for a freestanding gas cooker, plumbing for a washing appliance, and convenient storage beneath the stairs. A rear door opens out onto a private courtyard garden — a perfect spot to relax and unwind.

Upstairs, the primary bedroom is generously proportioned, featuring exposed timber floorboards, fitted storage, and plenty of room for a king-size bed and additional furniture. The second bedroom, also with exposed timber flooring, offers versatility - ideal as a guest room, home office, or nursery.

Appointed with timber-effect flooring, this stylish bathroom features a recently installed low-threshold walk-in shower enclosure with glass screen, rainfall shower head and separate handheld attachment. A contemporary WC and wash hand basin are neatly incorporated into a vanity unit providing useful storage below, while decorative timber panelling and a chrome heated towel rail complete the room's modern and practical finish.

The rear garden has been thoughtfully designed for low maintenance, laid with artificial turf and timber decking — perfect for enjoying the sun throughout the day.

Adding to its appeal, the property includes a boarded loft with power and lighting accessed via a pull-down ladder, gas central heating, and double glazing throughout. Unusually for terrace homes in Abergele, this property benefits from its own designated off-road parking area, complete with a neat stone-chipped parking bay, a small lawn, and a charming summer house — ideal for storage or enjoying a quiet moment outdoors.

Located just moments from Abergele Town Centre, residents can enjoy an array of local amenities including shops, cafés, gastro pubs, and schools at all levels. The award-winning North Wales coastline, scenic walking routes, and the A55 Expressway are all within easy reach, making this home a perfect blend of convenience and character.

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 16-07-26

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

Lounge
14'2" x 11'6" (4.34 x 3.53)

Kitchen/Diner
12'7" x 10'7" (3.86 x 3.25)

Bedroom 1
13'1" x 11'8" (4.01 x 3.56)

Bedroom 2
13'10" x 6'5" (4.22 x 1.96)

Bathroom
7'8" x 7'6" (2.34 x 2.29)

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.

Important Notice
These particulars are intended only as a guide and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, interested parties must satisfy themselves by inspection, survey and independent enquiries as to the correctness of each statement.

Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets, furnishings or other items. All dimensions, areas and distances quoted are approximate.

Any reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided solely as a guide. No warranty or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.

Information relating to planning permissions, building regulations, rights of way, easements, covenants, public footpaths, access arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.

