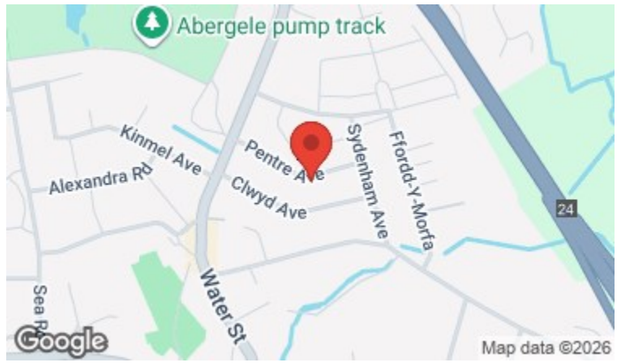
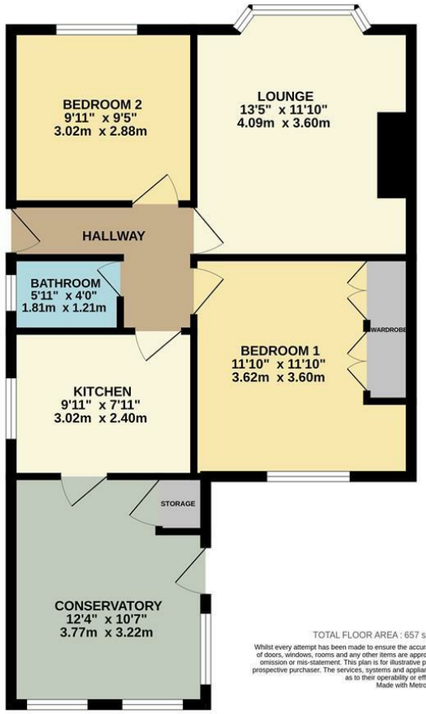


GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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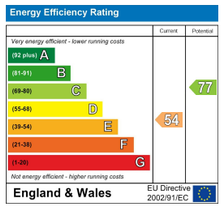

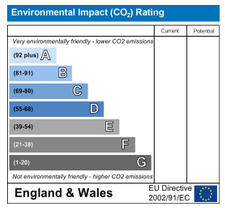

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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26 Pentre Avenue, Abergele, LL22 7NG
Offers over £210,000

Tenure
Freehold

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

Property Description
A brick wall with a timber gate opens onto an expansive hardstanding driveway, providing off-road parking for up to four vehicles. The driveway extends to the side of the property, where there is ample space for a timber garden shed and convenient access into the rear garden. The front garden has been designed for ease of maintenance, being attractively laid with stone chippings.

A uPVC entrance door with double glazed inserts opens into a welcoming hallway, finished with wood-effect laminate flooring that continues the home's modern feel. Picture rails add a touch of character, creating an inviting introduction to the accommodation.

The lounge is a bright and spacious reception room, enhanced by a large bay window that allows natural light to flood the space. Decorated in neutral tones, the room comfortably accommodates a variety of lounge furniture and centres around a prominent chimney breast housing a gas flame fireplace, creating an attractive focal point for relaxing or entertaining.

The kitchen is stylish and practical. Finished with the same wood-effect flooring as the entrance hall, it features a range of shaker-style wall and base units complemented by laminated worktops and a tiled splashback. Integrated appliances include an electric oven and four-burner gas hob, whilst there is space for a slimline American-style fridge freezer, plumbing for a washing machine and a composite quartz one-and-a-half bowl sink with drainer, making the kitchen well-equipped for everyday living.

Opening from the kitchen is a delightful conservatory, offering a versatile additional reception space that could be utilised as a formal dining room, a peaceful sitting room or simply somewhere to enjoy views of the garden throughout the seasons. Finished with attractive tiled flooring incorporating a decorative central feature, the room enjoys direct access onto the rear garden via patio doors.

Stepping outside, the south-facing rear garden has been thoughtfully landscaped to create a pleasant and low-maintenance outdoor space. A contemporary composite decked terrace provides the perfect setting for outdoor dining or relaxing in the sunshine, whilst a stone-chipped pathway leads along a neat lawn that has been carefully established by the current owners. Enclosed by timber fencing, the garden offers a safe and private environment to enjoy throughout the warmer months.

The primary bedroom is a generously proportioned double room, currently accommodating a super king-size bed with ease. Fitted wardrobes provide excellent storage, whilst pleasant views over the rear garden create a peaceful setting.

The second bedroom is another well-sized room, equally suited as a double or twin bedroom. Characterful picture rails complement the décor, whilst views over the front aspect complete the space.

The bathroom has also been modernised by the current owners and is fitted with a contemporary suite comprising a wash hand basin, WC and panelled bath with a rainfall-style shower above, complemented by a separate handheld attachment. Cushioned flooring and partially tiled walls with stylish micro tiling detailing complete the room.

Since purchasing the property, the current owners have carried out a number of improvements, including the installation of a new bathroom suite, together with the landscaping of the rear garden, creating the attractive lawn from seed and installing the composite decked seating area.

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 22-7-26

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

Lounge
12'4" x 11'10" (3.78 x 3.61)

Kitchen
9'10" x 7'10" (3.01 x 2.40)

Conservatory
12'5" x 10'6" (3.79 x 3.21)

Bedroom 1
11'10" x 11'10" (3.63 x 3.63)

Bedroom 2
9'11" x 9'11" (3.04 x 3.03)

Bathroom
5'3" x 5'11" (1.62 x 1.81)

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.