

TOTAL FLOOR AREA: 1534 sq. ft. (142.5 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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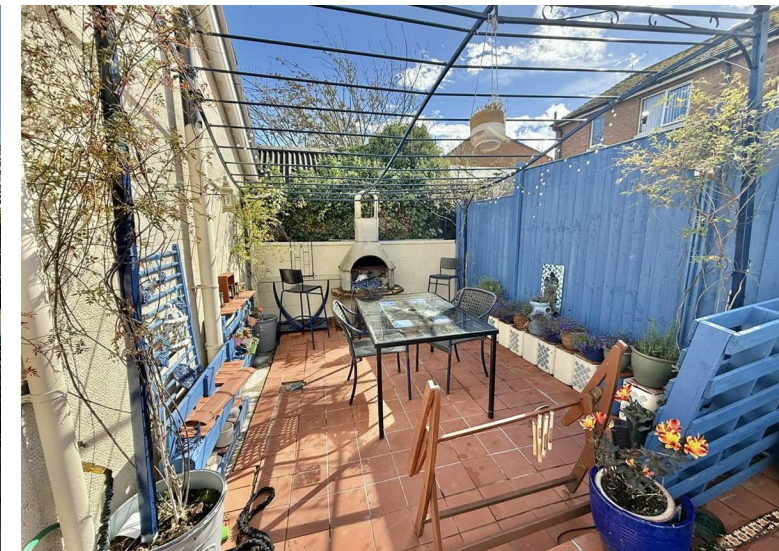
## 15 Clwyd Avenue, Abergele, LL22 7NF Offers over £250,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	86	A	A
61	86	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

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.



# 15 Clwyd Avenue, Abergele, LL22 7NF

## Offers over £250,000



**Tenure**  
Freehold.

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

**Property Description**  
A deceptively spacious, extended four bedroom dormer bungalow situated in a convenient location within easy walking distance of the town centre.

To the front of the property there is off road parking and a gravelled area with slabs leading to the front door and a covered area to the side currently used as a space for a hot tub with access into the utility area.

The rear garden has a Mediterranean style with tiled floor, wooden gazebo and outside cooking/dining area. Double doors lead off from the conservatory and sliding doors lead to the 4th bedroom.

On entering the property from the front there is a spacious hallway. Spacious living room with bay window to the front. Good size double guest room with fitted wardrobes is also at the front of the property. A second bedroom is currently used as a study and boasts an open fire with cast iron surround and inset and sliding doors lead into the conservatory. The bathroom is modern and comprises a panelled bath with overhead shower, low level WC and wash hand basin.

The spacious Farmhouse style kitchen has a range of fitted units with granite tops; stairs lead up to the master bedroom with a vast amounts of storage. Beamed ceiling with spotlights and a range cooker

gives an authentic cottage feel and just off the kitchen there is a useful utility room with a door to the hot tub area and conservatory.

The extension off the utility provides a large bedroom which would also suit as a living room with sliding doors leading to outside and ensuite wet room.

The property needs to be seen to appreciate the space both internally and externally.

**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

**Lounge**  
14'7" (into bay) x 11'10" (4.47m (into bay) x 3.62m)

**Bedroom No: One**  
13'8" (into bay) x 9'0" (4.18m (into bay) x 2.76m)

**Bedroom No: Two**  
11'9" x 8'11" (3.60m x 2.73m)

**Bathroom**  
8'3" x 5'4" (2.53m x 1.65m)

**Kitchen**  
16'10" x 11'11" (5.14m x 3.65m)

**Utility**  
9'1" x 5'11" (2.79m x 1.81m)

**Conservatory**  
17'11" x 10'2" (5.48m x 3.11m)

**Bedroom No: Three**  
16'8" x 10'11" (5.10m x 3.33m)

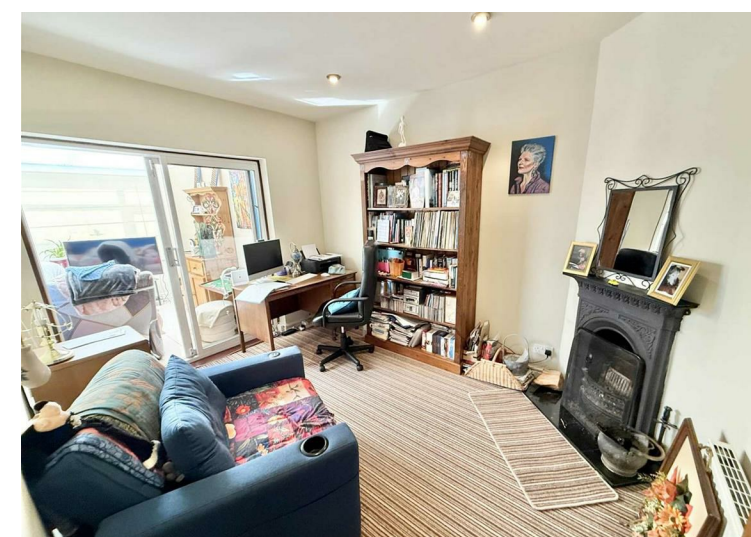
**En-Suite Shower Room**  
10'1" x 3'7" (3.09m x 1.10m)

**First Floor Bedroom**  
12'6" x 11'1" (3.83m x 3.39m)

**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.