

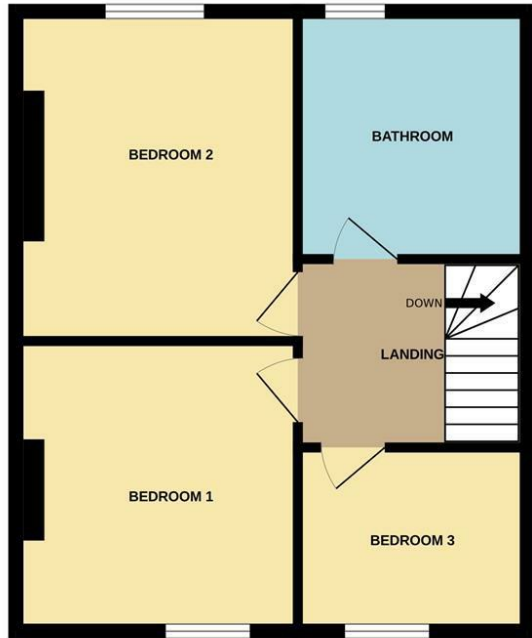
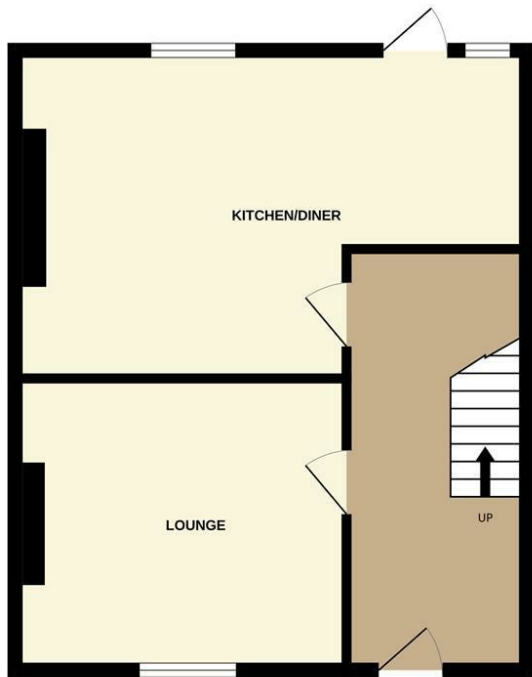


P J B

Prys Jones & Booth

GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## 23 Water Street, Abergele, LL22 7SH

### £140,000

3 1 2 D



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## 23 Water Street, Abergele, LL22 7SH

### £140,000



**Tenure**  
Freehold.

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

#### Property Description

Offered for sale with no onward chain is this deceptively spacious three bedroom character property located conveniently within walking distance of the town centre and its wide range of amenities. The property benefits double glazing. To the rear of the property there is a spacious enclosed rear yard with access off the rear service lane via a gate.

On entering the property you are greeted by a spacious entrance hall with stairs leading to the first floor and understairs storage cupboard. At the front of the property is a spacious lounge with flame effect gas fire and mahogany surround and mantle.

To the back there is a spacious open plan kitchen diner with a good range of fitted wall and base units having complementary work surfaces and tiled splash backs. Space for a washing machine, fridge and freezer. There is a built in oven and four ring gas hob with overhead extractor fan. A glazed uPVC door leads to the rear garden.

To the first floor you will find three bedrooms and a spacious family bathroom.

The two double bedrooms are of a generous size with high ceilings and features cast iron fireplaces which we assume to be original to the house. The smaller bedroom is dominated by built in cupboards which could easily be removed to provide more space.

Viewing is highly recommended to appreciate the size of this property.

#### Services

It is believed the property is connected to mains, 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

#### Living Room

13'0" x 11'8" (3.98m x 3.58m)

#### Open Plan Kitchen/Diner

18'1" x 12'6" (5.53m x 3.83m)

#### First Floor Landing

#### Bedroom No: One

13'3" x 10'8" (4.06m x 3.26m)

#### Bedroom No: Two

12'6" x 10'9" (3.83m x 3.30m)

#### Bedroom No: Three

8'9" x 8'5" (2.69m x 2.59m)

#### Bathroom

9'5" x 7'1" (2.89m x 2.17m)

#### 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.

