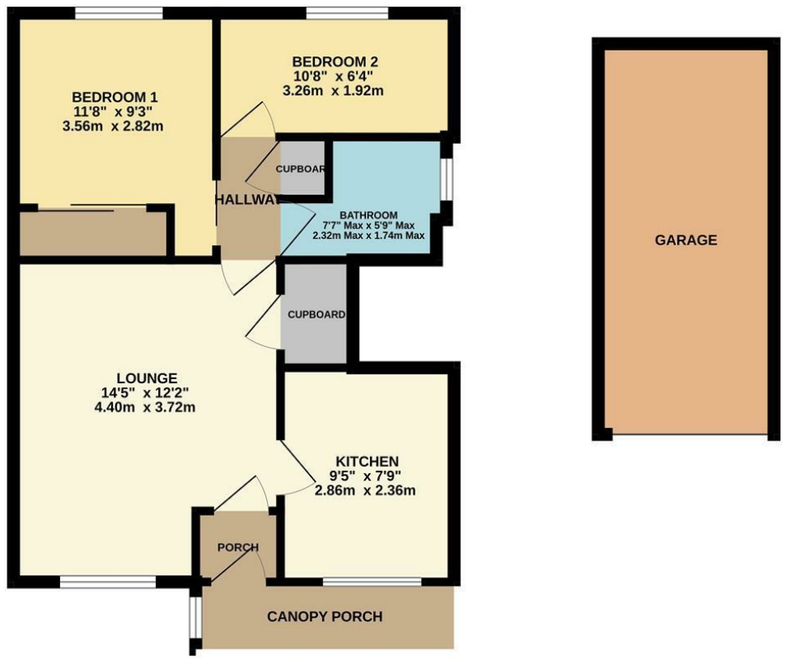




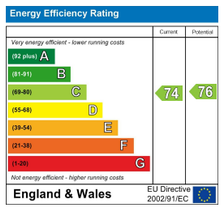


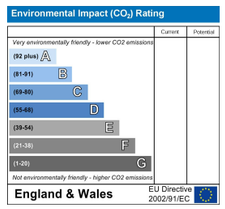
GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.




TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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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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P J B
Prys Jones & Booth



# 9 Harp Court, Abergele, LL22 7YU

## £130,000

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# 9 Harp Court, Abergele, LL22 7YU
# £130,000





## Tenure
Leasehold. The property is held under a 125-year lease from 21 November 1979, with approximately 78 years remaining (at the time these details were created 19-10-26). The ground rent is £10 per annum. The title includes the ground-floor maisonette together with a garage. Prospective purchasers should ask their legal adviser to verify the remaining lease term, ground rent, service charges and all other lease terms and obligations prior to purchase.

## Property Description
Welcome to this well-presented two-bedroom ground-floor maisonette, ideally situated just moments from the town centre in the pleasant cul-de-sac of Harp Court. Combining convenient surroundings with practical living space, this property would make an excellent choice for first-time buyers, those looking to downsize or investors alike.

A paved pathway leads to the sheltered entrance, where a canopy provides protection over the uPVC double-glazed front door. This opens into an entrance vestibule, with an internal timber door leading directly into the generously proportioned lounge. Decorated in neutral tones, the room offers a welcoming setting with plenty of space for freestanding lounge furniture and a sideboard. A feature false fireplace houses an electric fire, creating an attractive focal point, while a useful storage cupboard provides handy space for everyday household items.

The kitchen is accessed directly from the lounge and is fitted with a range of high-gloss wall and base units, complemented by a contemporary two-tone splashback. There is a stainless-steel sink with drainer, space for a freestanding fridge freezer and plumbing for a washing machine. Cooking facilities include an integrated electric oven and a four-burner gas hob, while the boiler is neatly positioned in the corner of the room.

A door from the lounge leads into a secondary hallway, where a further storage cupboard offers additional versatility. With power available, this space could accommodate a condenser tumble dryer or alternatively be used for storing linen, towels and other household essentials.

The main bedroom is a well-proportioned double room, featuring fitted wardrobes and ample space for a double bed, bedside cabinets and a chest of drawers. The second bedroom is also a useful size, comfortably accommodating a single bed, or offering the flexibility to serve as a home office, study or children's nursery.

The bathroom is fully tiled from floor to ceiling and finished with a decorative mosaic border, complemented by slate-effect flooring. The suite comprises a large corner shower cubicle, hand basin and WC, with a mirrored storage cabinet providing a practical finishing touch.

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The property also benefits from a single garage with a parking bay to the front of the garage.

Harp Court is a highly sought-after residential development, ideally situated just moments from Abergele Town Centre. This prime location offers convenient access to an array of local shops, charming gastro pubs, cosy cafes, and a variety of other amenities. Abergele Golf Club is also just a short drive away, perfect for golf enthusiasts. The No. 12 bus route runs through the town centre, providing seamless connections from Rhyl to Llandudno, making local travel easy and efficient. Additionally, the A55 is just a few minutes' drive away, offering excellent connectivity for those commuting along the North Wales Coast. Harp Court combines the tranquillity of a residential setting with the convenience of nearby amenities, making it an ideal place to call home.

## 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 19-10-26

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

## Lounge
14'5" x 12'2" (4.4 x 3.72)

## Kitchen
9'4" x 7'8" (2.86 x 2.36)

## Bedroom 1
11'8" x 9'3" (3.56 x 2.82)

## Bedroom 2
10'8" x 6'3" (3.26 x 1.92)

## Bathroom
7'7" x 5'8" (2.32 x 1.74)

## 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.

