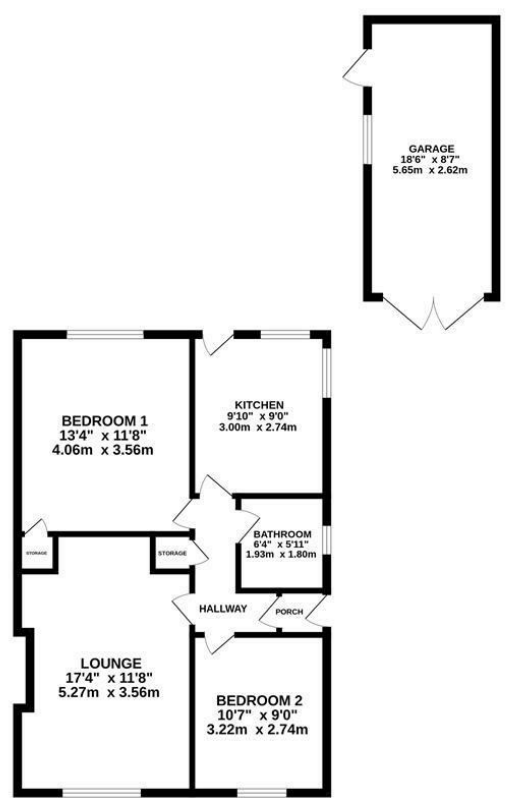




GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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 is given as to their operability or efficiency can be given.  
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**16 Coed Masarn, Abergele, LL22 7EE**  
**£175,000**



| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 82                       | 82        | A  | A         |
| 56                       |           | B  | B         |
|                          |           | C  | C         |
|                          |           | D  | D         |
|                          |           | E  | E         |
|                          |           | F  | F         |
|                          |           | G  | 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.



# 16 Coed Masarn, Abergele, LL22 7EE

£175,000



## Tenure

Freehold

## Council Tax Band

C - Average £1,602.80

## Property Description

The property comprises a uPVC double-glazed door opening into a welcoming entrance porch leading into an 'L shaped' hallway with a useful storage cupboard.

A bright & airy lounge is fitted with an electric fire place with a contemporary surround and enjoys views to the front of Coed Y Gopa Woodlands.

A modern kitchen is fitted with mainly base units, and is finished with a tiled splash back. The kitchen also benefits from an integrated oven and an electric hob while offering ample room for a free standing fridge freezer and plumbing for a washing appliance.

A large primary bedroom benefits from ample room for free standing wardrobes and an additional storage cupboard, a second double bedroom looks onto the front aspect of the property and offers ample room for free standing wardrobes, and finally a partially tiled family bathroom is fitted with a bath, a shower head, a handwash basin and a WC.

The property also benefits from gas central heating, double glazing throughout, a hard standing driveway providing off road parking for multiple vehicles that continues down the side of the property and single garage with power. To the rear of the property is a NORTH WEST FACING garden laid mainly to stone chippings with a lawned section, the garden is bordered with timber fencing and enjoys plenty of sun throughout the day and well into the evening.

## Lounge

17'4 x 11'8 (5.28m x 3.56m)

## Kitchen

9'10 x 9' (3.00m x 2.74m)

## Bedroom 1

13'4 x 11'8 (4.06m x 3.56m)

## Bedroom 2

10'7 x 9' (3.23m x 2.74m)

## Bathroom

6'4 x 5'11 (1.93m x 1.80m)

## Garage

18'6 x 8'7 (5.64m x 2.62m)

## Abergele

Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

## 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

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

