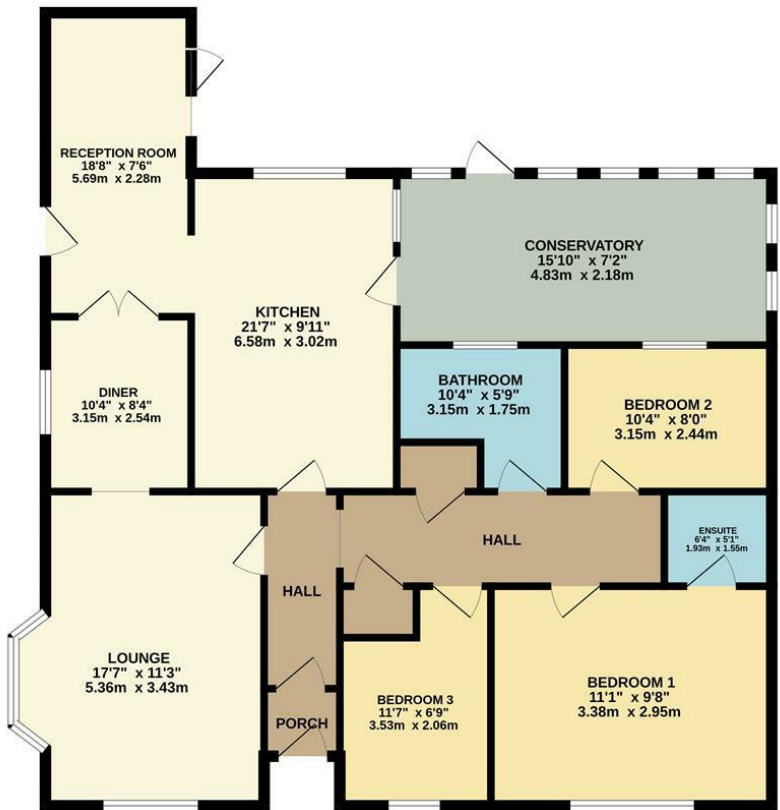


GROUND FLOOR



33 Ffordd Tan'r Allt, Abergele, LL22 7DQ
£385,000



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 misstatement. 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 ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 (A)	70	92-100 (A)	83
81-91 (B)			
69-80 (C)			
55-68 (D)			
39-54 (E)			
21-38 (F)			
1-20 (G)			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



33 Ffordd Tan'r Allt, Abergele, LL22 7DQ

£385,000



Tenure

Freehold

Council Tax Band

E - Average from 01.04.23 £2,400.23

Property Description

The property comprises a uPVC double glazed door opening into an entrance porch with a timber, glazed door leading to an L shaped hall with a large 'airing cupboard' and gives access to the loft.

A large lounge is fitted with, a feature fireplace and dual aspect windows allowing plenty of light enter the room with views onto the Coed Y Gopa Wood. An archway opening from the lounge leads into a separate dining area.

The property has been extended to create an open plan kitchen living dining area will be the hub of all activity in the house. The kitchen benefits from a range of wall and floor mounted wood effect units, with brushed steel handles, finished with a beautiful quartz worktop that extends to the breakfast bar and has tiled splashbacks. There is ample room for variety of free-standing kitchen appliances. The dining/living area serves as a versatile space with room for a sofa, tv unit, dining table & chairs and access is given to the rear garden via uPVC double glazed doors.

The primary bedroom is an enviable size and profits from fitted wardrobes and an en-suite with adapted walk-in bath/shower.

The second double bedroom also has fitted storage and a dressing table.

Bedroom three could be utilised as a home office, also with fitted storage.

Finally, a large family bathroom is fully tiled and fitted with a bath, hand wash basin & WC.

To the front of the property is a large wrap around garden laid with stone chippings & mature shrubbery. To the rear is a beautifully landscaped garden bordered with timber fencing, laid with artificial turf and had a large patio area which enjoys a high degree of privacy perfect for outdoor entertaining and

enjoying the afternoon sun.

The property also benefits from gas central heating, double glazing throughout, a double garage fitted with an electric 'up and over door' and off-road parking for multiple vehicles.

Since construction, the property has been extended on multiple and has been modernised to create the stylish, spacious home you see today.

The property occupies a premier, corner plot with views of Coed Y Gopa wood. The property is conveniently located within walking distance of Abergele town centre offering easy access to a wide range of local shops, gastro pubs, cafes and other local amenities along with easy access to the award-winning Pensarn beach, Coed Y Gopa Woodlands for any keen walkers and is within a short drive of Abergele Golf Club. For those looking to commute along the North Wales Coast the A55 is only a few minutes' drive away!

Lounge

17'7 x 11'3 (5.36m x 3.43m)

Dining Room

10'4 x 8'4 (3.15m x 2.54m)

Reception Room

18'8 x 7'6 (5.69m x 2.29m)

Kitchen

21'7 x 9'11 (6.58m x 3.02m)

Conservatory

15'10 x 7'2 (4.83m x 2.18m)

Bedroom 1

11'1 x 9'8 (3.38m x 2.95m)

Bedroom 2

10'4 x 8' (3.15m x 2.44m)

Bedroom 3

11'7 x 6'9 (3.53m x 2.06m)

Bathroom

10'4 x 5'9 (3.15m x 1.75m)

Double Garage

No dimensions available

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.

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.

