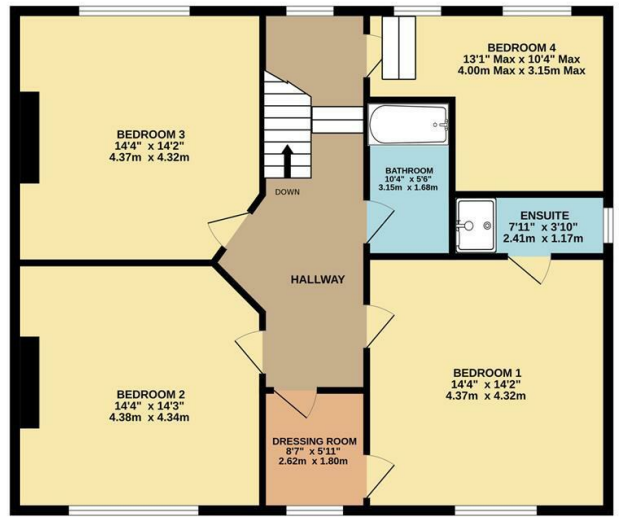
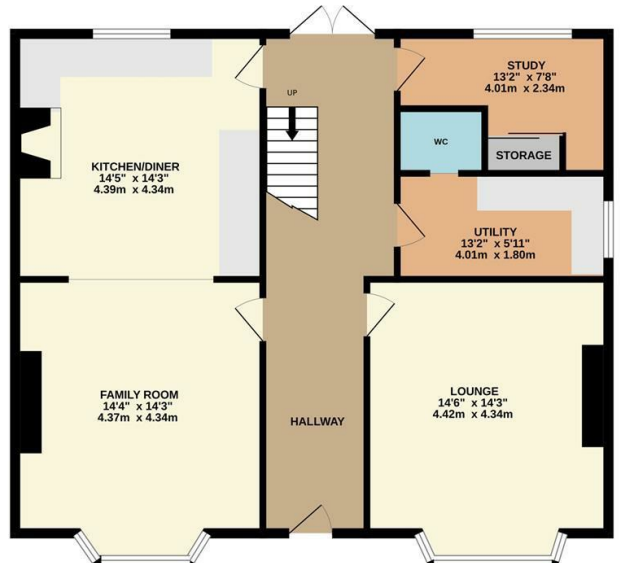




GROUND FLOOR

1ST FLOOR



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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**36 Sea Road, Abergele, LL22 7TE**  
**Offers in excess of £360,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(91-95) A		(81-91) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(21-34) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: **71**  
 Environmental Impact (CO<sub>2</sub>) Rating: **A**

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.



# 36 Sea Road, Abergele, LL22 7TE

## Offers in excess of £360,000



**Tenure**  
Freehold

**Council Tax Band**  
E - Average from 01-04-2023 £2,400.23

**Property Description**  
Step into the inviting hallway of this charming home through a timber oak door adorned with lead-lined decorative stain glass inserts and a beautiful stained glass window above featuring the property name. The spacious entrance hall welcomes you with Karndeian wood effect flooring and an abundance of natural light, setting the tone for the delightful living spaces that await.

The lounge exudes classic elegance with its decorative coved ceilings, picture rails, and a large bay window that offers captivating views. Enjoy cosy evenings by the open fire in the timber surround cast iron fireplace, resting upon a solid stone hearth.

Accessible from the hallway, the kitchen diner is a bright and inviting space, featuring a bay window to the front elevation and another window overlooking the picturesque rear garden. The continuity of Karndeian flooring in both the dining section and kitchen creates a seamless flow.

The dining section boasts a prominent chimney breast, perfect for adding character to the room. A mock log-burning stove with a living gas flame enhances the ambiance, creating a versatile space that can be used to suit your needs, whether for dining or relaxation on a large L-shaped sofa.

The kitchen is a culinary haven, ideal for hosting Christmas dinners and gatherings. With space for an 8-seater table and chairs, this room is perfect for both cooking and entertaining. The farmhouse-styled wall and base-mounted kitchen units, complemented by granite worktops and up-stands, add a touch of rustic charm. The Range Master cooker, set in the kitchen chimney breast with a tiled finish, is a focal point that enhances the character. The kitchen also features a Belfast sink and ample space for an American fridge freezer.

A dedicated study, complete with fitted storage and shelving, offers an ideal workspace for those who work from home, with bright views of the serene rear garden.

The utility room, finished in shaker style, provides convenient storage and plumbing for washing appliances, accompanied by a sink. From here, you have access to the ground floor washroom for added convenience.

Ascend the stairs, complemented by a carpet runner with brass bars, leading to the large landing that grants access to the loft via a pull-down ladder. The loft is part boarded, providing additional storage space.

The first floor houses five well-appointed bedrooms, each offering its own unique features and enchanting views. Bedroom one, a spacious retreat,

offers mesmerizing views of Coed y Gopa wood and Gwrych castle. Tall skirting boards, a picture rail, and access to a fully tiled modern en-suite shower room with a rainfall shower head add a touch of luxury. The bedroom is connected to bedroom five through a Jack and Jill door, offering versatility as a dressing room or an additional bedroom.

Bedroom two mirrors the elegance of bedroom one, featuring built-in shelving and ample space for bedroom furniture, with delightful views of the enchanting woods. Bedroom three offers exposed original floorboards, built-in shelving, and ample space for a desk and sofa, with views overlooking the rear garden.

Bedroom four showcases a creative use of space with a suspended bed, maximizing floor space and incorporating a stylish tall retro-style radiator, while providing peaceful views of the rear garden.

Bedroom five is a compact and versatile space that can be utilized as a dressing room or a cosy single bedroom.

The modern family bathroom is fully tiled in white with a mosaic border and slate effect floor tiles. Enjoy the luxury of the rainfall shower above the bath, accompanied by a hand-held shower off the mixer tap. A retro radiator, hand wash basin, and WC complete this elegant space.

Outside, the property's garden is a haven of tranquillity, designed for relaxation and enjoyment. Double oak doors open onto a slate-chipped pathway, welcoming you into the southeast-facing garden, bordered by charming brick walls, flower beds, and box hedges. Sliding gates offer side access for parking convenience and an additional private garden section to the rear features a well-manicured lawn complemented by mature shrubbery, ensuring extra privacy. A brick-paved patio area and a brick-constructed storage unit add functionality and style.

A delightful addition to the property, a modern summer house was thoughtfully constructed in 2020 as a lockdown project. Step inside this versatile space and you'll find mood effect laminate flooring that sets the perfect ambiance for various activities. Currently utilized as a relaxing retreat to watch sports and a dedicated home workout area, this charming summer house offers endless possibilities for creating your own private haven or an inspiring personal sanctuary.

The property also features a large storehouse adorned with wisteria, boasting a timber barn door and currently used for storage. With creativity and proper planning permission, this versatile space holds potential for transformation into a separate dwelling, offering opportunities for additional income.

The front elevation exudes an inviting and attractive appearance, with a small knee-level wall and hedging forming a naturally formed arch. The brick-paved path, box hedges, and flower beds enhance the character and charm of this delightful home.

Nestled on the highly sought-after Sea Road, this property enjoys an enviable location just moments away from Pentre Mawr Park and the renowned 2019 award-winning Pensarn beach. Within easy walking distance, you'll find Abergele Town centre, offering an array of local shops, delightful gastro pubs, inviting cafes, and a host of other convenient amenities. For those who commute along the North Wales Coast, the A55 is conveniently accessible within a few minutes' drive, making travel a breeze. Embrace the convenience of this prime location and the vibrant lifestyle it offers.

**Lounge**  
14'6 x 14'3 (4.42m x 4.34m)

**Family Room**  
14'4 x 14'3 (4.37m x 4.34m)

**Kitchen Diner**  
14'5 x 14'3 (4.39m x 4.34m)

**Study**  
13'2 x 7'8 (4.01m x 2.34m)

**Utility**  
13'2 x 5'11 (4.01m x 1.80m)

**Bedroom 1**  
14'4 x 14'2 (4.37m x 4.32m)

**Bedroom 2**  
14'4 x 14'3 (4.37m x 4.34m)

**Bedroom 3**  
14'4 x 14'2 (4.37m x 4.32m)

**Bedroom 4**  
13'1 max x 10'4 max (3.99m max x 3.15m max)

**Bed 5 / Dressing room**  
8'7 x 5'11 (2.62m x 1.80m)

**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.

**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**  
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.

