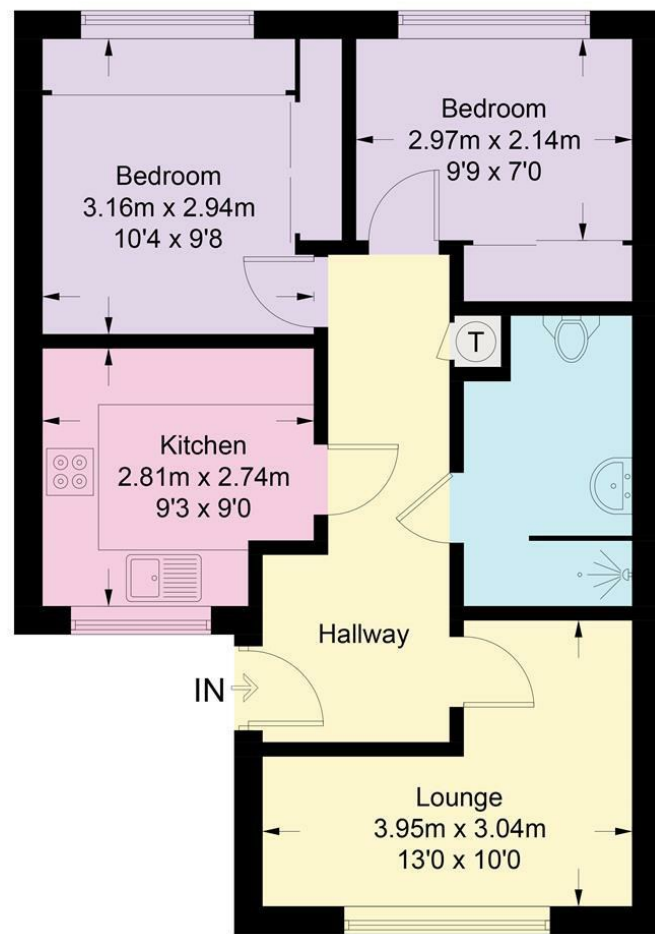


**P J B**  
Prys Jones & Booth



**Flat 3, Bryn Awelon, Bryn Twr, Abergele LL22 8FA**

Approximate Gross Internal Area = 50.9 sq m / 548 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. FloorplansUsketch.com © 2024 (ID1102174)

**Flat 3 Bryn Awelon, Bryn Twr, Abergele, LL22 8FA**  
**No offers £82,000**



Energy Efficiency Rating	
Current	Potential
73	81

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

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.



# Flat 3 Bryn Awelon, Bryn Twr, Abergele, LL22 8FA

## No offers £82,000



### Tenure

Leasehold - The current service charge stands at £133.45 PCM.

The property is being offered for sale as part of the Clwyd Alyn Housing Association over-55s purchase scheme. Prospective buyers are eligible to acquire a 70% share, with the remaining 30% ownership retained by Clwyd Alyn. Additionally, upon completion, a new 60-year lease will be granted. It's important to note that subletting is not permitted for this property.

### Council Tax Band

B - Average from 01-04-2024 £1,661.23

### Property Description

Upon arrival, a composite decked ramp guides you to a welcoming uPVC double-glazed front door, which opens into a spacious entrance hall. This area features elegant wood-effect flooring and includes a useful storage cupboard housing the immersion water tank.

The lounge continues the theme with wood-effect flooring flowing seamlessly from the hallway. Tastefully decorated, the room is bathed in natural light from dual windows, providing a bright and inviting atmosphere. There's ample space to arrange your furniture to your liking, making it a perfect spot to relax and entertain.

The modern kitchen showcases a blend of high gloss wall and base units, complemented by stylish wall panels for effortless cleaning and maintenance. It accommodates a compact cooker, a tall fridge-freezer, and has plumbing for a washing machine, ensuring all your culinary and laundry needs are met.

The primary bedroom is a serene retreat, featuring contemporary fitted wardrobes that provide ample storage space, and plenty of room for a double bed. This room offers both style and functionality, ensuring a restful environment.

The second bedroom also benefits from fitted wardrobes and space for a single bed, making it versatile enough to be used as a home office if desired.

The bathroom boasts a modern design with sleek wall panelling for easy upkeep. It features a low-level open shower tray with an electric shower, complete with handrails and a seat for added convenience and safety. High gloss cupboards beneath the hand wash basin and around the WC offer additional storage for toiletries, keeping the space tidy and organised.

Throughout the property, you'll find the benefits of double glazing and electric storage heaters, ensuring comfort and energy efficiency. Hot water is supplied by an immersion-heated water tank.

This delightful retirement apartment combines modern living with practical features, making it an ideal choice for a comfortable and convenient lifestyle in the heart of Abergele.

### 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.

### Lounge

12'11" max x 9'11" max (3.95 max x 3.04 max)

### Kitchen

9'2" x 8'11" (2.81 x 2.74)

### Bedroom 1

10'4" x 9'7" (3.16 x 2.94)

### Bedroom 2

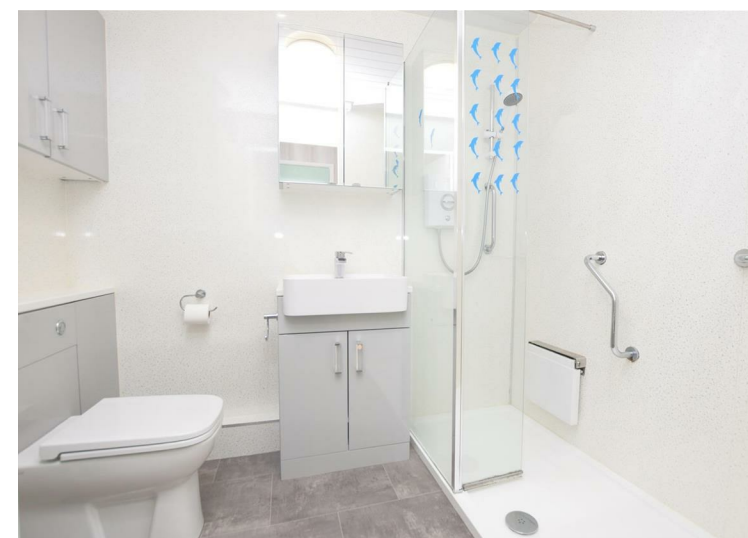
9'8" x 7'0" (2.97 x 2.14)

### 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.

