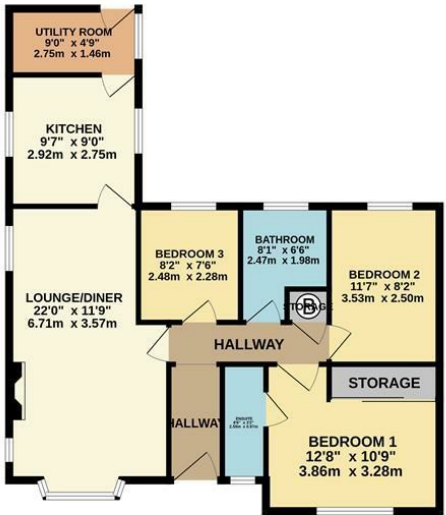
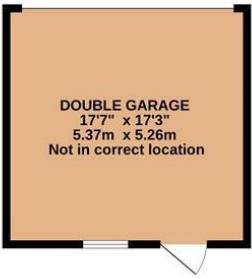




P J B

Prys Jones & Booth

GROUND FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk



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

£325,000



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

£325,000



Tenure

Freehold

Council Tax Band

D - Average from 01-04-2024 £2,135.86

Property Description

The property greets you with a paved pathway bordered by two neatly lawned areas, adorned with mature trees and vibrant shrubbery. An open porch with quarry-tiled flooring provides a warm welcome, leading to a timber glazed door that opens into a spacious L-shaped entrance hall. Here, you'll find access to the loft and a useful storage cupboard that conveniently houses the central heating boiler.

The expansive lounge/dining room is bathed in natural light, thanks to dual-aspect windows and a delightful bay window offering picturesque views of the woodland beyond. This inviting space features coved ceilings and a gas fireplace framed by a timber mantle and set on a stone hearth.

Flowing from the dining area, the kitchen is fitted with a mix of wall and base-mounted units, enhanced by a recently installed brick-tiled splashback. Integrated appliances include an electric oven and a four-ring gas hob, while there's also plumbing for a dishwasher. Beyond the kitchen lies a generously sized utility room, providing additional space for a freestanding fridge freezer, along with plumbing and power for a washing machine and tumble dryer.

The primary bedroom is a peaceful retreat, enjoying serene views of the woodland. This spacious room includes fitted wardrobes for all your storage needs and benefits from a contemporary, partially tiled en-suite shower room featuring a shower cubicle, hand wash basin, WC, and tiled flooring.

The second bedroom is a bright and airy double room with ample space for freestanding furniture, overlooking the private rear garden for a tranquil view.

The third bedroom is a versatile single room that could easily double as a home office or dressing room, also enjoying views of the rear garden.

The main bathroom has been recently modernised with a contemporary, partially tiled design. It features a bath with a showerhead fed from a mixer tap, a clear glass screen, a WC, and a hand wash basin with practical storage options beneath.

The rear garden is designed to be fairly low-maintenance with a small lawned area bordered by flowerbeds teeming with mature shrubs and plants. A paved patio offers the perfect spot for outdoor seating, while a pathway leads to the side of the garage, accessible via a timber door.

The garage itself is fitted with an electric up-and-over door, providing additional parking or valuable storage solutions.

Situated in a quiet and highly desirable residential area, this delightful bungalow offers both tranquillity and convenience, making it the perfect place to call home.

The property occupies a spacious 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!

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.

Lounge/Diner

11'8" max x 22'0" (3.57 max x 6.71)

Kitchen

9'6" x 9'0" (2.92 x 2.75)

Utility Room

9'0" x 4'9" (2.75 x 1.46)

Bedroom 1

12'7" x 10'9" (3.86 x 3.28)

Bed 1 En Suite

8'5" x 3'2" (2.59 x 0.97)

Bedroom 2

11'6" x 8'2" (3.53 x 2.50)

Bedroom 3

8'1" x 7'5" (2.48 x 2.28)

Bathroom

8'1" x 6'5" (2.47 x 1.98)

Double Garage

17'7" x 17'3" (5.37 x 5.26)

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.

