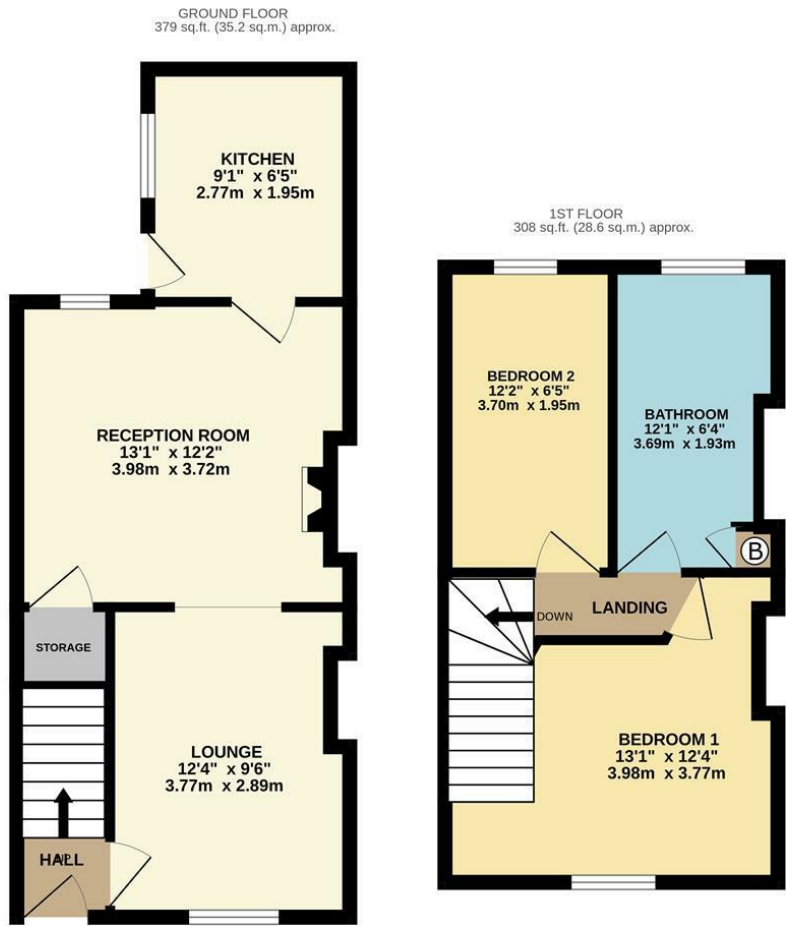
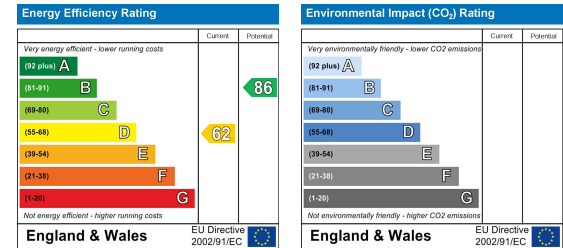




23 New Street, Abergele, LL22 7BE
£130,000



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.



23 New Street, Abergele, LL22 7BE

£130,000



Tenure

Freehold

Council Tax Band

Band- B- Average from 1-4-25- £1,805.09 Source- Conwy.gov.uk

Property Description

Step through the UPVC front door and into the entrance hall where a welcoming lounge awaits beyond. A bright and spacious room bathed in natural light thanks to the large double-glazed window. The space offers a cosy yet airy feel, perfect for relaxing or entertaining.

An open archway leads seamlessly into the second reception room, which provides a versatile living area complete with built-in under stair storage, an electric fireplace with an attractive brickwork mantle, and a gas connection, offering the option to install a gas fire if desired. This additional reception space is ideal for use as a dining room or a snug.

The kitchen is positioned at the rear of the property and enjoys a bright atmosphere with a range of wood and wood-effect wall and base cabinets, complemented by a built-in electric cooker. There is ample space for a washing appliance and freestanding fridge freezer, making it a practical and functional kitchen for daily life. A rear courtyard garden offers an area for drying clothes and provides access to the larger garden beyond.

Upstairs, the main bedroom is a generous and naturally lit space, easily accommodating a double bed along with furniture. Alcoves offer ideal spots for wardrobes or drawers.

The second bedroom is also a well-proportioned room, suitable for a single or double bed with additional furniture. Perfect as a second bedroom or as a home office.

Completing the upstairs accommodation is a spacious bathroom, tiled and fitted with a good sized bath with above

bath shower-head fed off a mixer tap. A built-in storage cupboard houses the boiler and provides handy extra storage space for linens and toiletries.

Outside, the rear garden is laid with stone chippings for low maintenance and bordered by fencing and mature hedging, while enjoying a sunny South facing orientation. There is also access to the side for convenient bin access.

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.

Both full fibre and copper broadband are available to the property. Source - www.openreach.com/fibre-checker - as of 1-5-25.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge

12'4" x 9'5" (3.77m x 2.89m)

Reception Room

13'0" x 12'2" (3.98m x 3.72m)

Kitchen

9'1" x 6'4" (2.77m x 1.95m)

Bedroom 1

13'0" x 12'4" (3.98m x 3.77m)

Bedroom 2

12'1" x 6'4" (3.70m x 1.95m)

Bathroom

12'1" x 6'3" (3.69m x 1.93m)

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.

