



**23 Kinmel Avenue, Abergele, LL22 7LR**  
**£265,000**



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-101) <b>A</b>		(81-91) <b>A</b>	
(81-91) <b>B</b>		(61-80) <b>B</b>	
(69-80) <b>C</b>		(41-60) <b>C</b>	
(55-68) <b>D</b>		(21-40) <b>D</b>	
(39-54) <b>E</b>		(1-20) <b>E</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	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.



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## Tenure

Freehold.

## Council Tax

Tax Band D. Average from 01.04.2025

£2,320.83

## Property Description

Offered for sale with no onward chain is this detached two double bed roomed bungalow situated in a highly sought after area of the town within easy walking distance of the town centre and its wide range of amenities. The property offers spacious living accommodation, off road parking, garage and very good sized south facing garden to the back. The garage has electricity connected with an up and over door to the front and pedestrian side door. To the back of the garage is a small greenhouse. A small orchard with fruit trees can also be found at the bottom of the garden.

On approaching you will see the property has a good frontage set away from the road with lawned garden, brick paved driveway and path leading to the front door.

A spacious entrance hall is ideal for anybody in need of the use of a wheelchair or mobility scooter and leads to the following accommodation:-

Spacious and bright living room overlooking the front garden. A good size dining room has the

conservatory off it and allows it to soak in masses of natural light as well as being conveniently open to the kitchen which has a wide range of fitted wall and base units, built in shelving, space for a fridge freezer, gas cooker and washing machine. The kitchen has a separate door out to the garden.

Both bedrooms are double rooms with the larger of the two overlooking the rear garden. The bathroom and WC are separated but could be converted into one if needed.

## 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.

## Entrance Hall

## Lounge

16'0" x 12'4" (4.88m x 3.78m)

## Dining Room

12'0" x 9'9" (3.68m x 2.98m)

## Kitchen

12'4" x 8'10" (3.78m x 2.70m)

## Conservatory

11'8" x 7'11" (3.56m x 2.42m)

## Bedroom No: One

13'0" x 10'9" (3.96m x 3.28m)

## Bedroom No: Two

11'0" x 10'0" (3.36m x 3.05m)

## Bathroom

5'6" x 4'11" (1.69m x 1.51m)

## WC

2'7" x 5'6" (0.81m x 1.69m)

## 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



Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.