

GROUND FLOOR



Chapel Street, Abergele, LL22 7AW

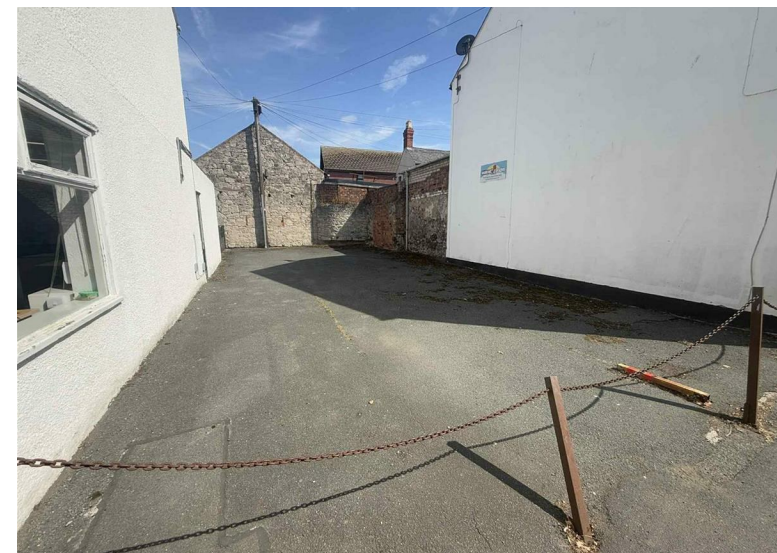
£225,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	62	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

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 is given as to their operability or efficiency can be given. Made with Metropex (2025)

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£225,000



Tenure

Freehold.

Rates

Rateable Value £7,600. Council Tax for flat.??

Description

The property comprises a ground floor double fronted shop with rear kitchen and storage area, WC with disabled access and access via the back of the shop. The shop is in a prominent location just off the main street through the town.

To the back of the property there is a range of small outbuildings and access for vehicles off Chapel Street. There is a large parking area with ample parking.

Above the shop is a spacious self contained two bedroom flat with access via the back of the property.

Ground Floor Shop

Timber framed glazed door main entrance with restaurant front approximately 7.6m with timber framed glazed windows. Feature stone construction with timber framed glazed windows with lead effect. Service counter, payment area and access to kitchen and preparation rooms. EPC Rating C.

Toilet Block

Toilets for gentlemen, ladies with disabled access.

Back Store

Storage area and rear access.

FLAT

A two bedroom first floor flat with Lounge/Dining Rooms. The dwelling is situated in a prime location for all available amenities from the town centre. UPVC double glazing, modern kitchen and gas fired central heating. EPC Rating D.

Lounge

13'3" x 14'2" (4.06m x 4.34m)

Dining Room

8'5" x 11'6" (2.57m x 3.53m)

Bedroom No: One

11'3" x 10'4" (3.43m x 3.15m)

Bedroom No: Two

8'2" x 11'6" (2.49m x 3.51m)

Bathroom

7'1" x 5'6" (2.16m x 1.68m)

Kitchen

16'2" x 5'4" (4.95m x 1.63m)

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

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