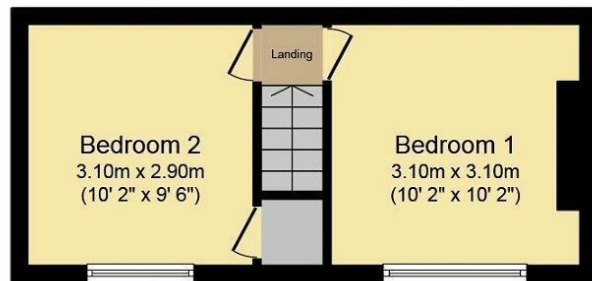


Ground Floor

Floor area 29.6 sq.m. (319 sq.ft.) approx



First Floor

Floor area 22.0 sq.m. (237 sq.ft.) approx

Total floor area 51.6 sq.m. (556 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Graceland Groes Lwyd, Abergele, LL22 7TA

£115,000



Energy Efficiency Rating	
Current	Potential
56	100

Environmental Impact (CO ₂) Rating	
Current	Potential
D	A

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.



Graceland Groes Lwyd, Abergele, LL22 7TA

£115,000



Tenure

Freehold.

Council Tax

Band B. Average from 01.04.2025 £1,805.09

Property Description

Offered for sale with no onward chain is this delightful, two double bedroomed, detached cottage set in a peaceful setting within easy walking distance of the town centre.

On entering through the oak front door there is a small entrance way with stairs leading to the first floor. To the right is a pleasant light living room with window to the front. The kitchen is an ample size for the cottage with room for a small table and chairs. Tiled floor and a good range of fitted wall and base units.

Just off the kitchen is another entrance with tiled floor and plumbing for a washing machine.

The bathroom has fully newly tiled walls, a corner shower unit, low level WC and wash hand basin.

To the first floor you will find two good size double bedrooms.

This is an idyllic cottage for first time buyers and investors alike. Parking is on street on Groes Lwyd, just a short walk from the property.

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.

Directions

From the agents office go down Water Street and turn left onto Kinnel Avenue. Follow the road around onto Alexandra Road and turn left onto Queens Road. At the junction turn left and park here. You will see a lane on the right hand side which leads to the cemetery and Graceland will be found on the right down the lane.

Entrance/Utility

Breakfast Kitchen

10'2" x 8'10" (3.10m x 2.70m)

Lounge

10'5" x 10'2" (3.20m x 3.10m)

Shower Room

7'10" x 6'6" (2.40m x 2.00m)

First Floor

Bedroom No: One

10'2" x 10'2" (3.10m x 3.10m)

Bedroom No: Two

10'2" x 9'6" (3.10m x 2.90m)

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

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.

