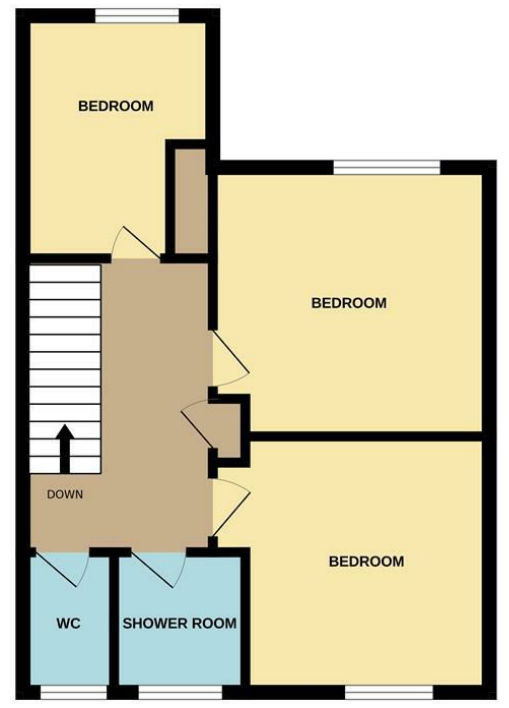


GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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	
Current	Potential
70	78

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	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.



**75 Peel Street, Abergele, LL22 7HY**  
**Asking price £110,000**

3  
 1  
 2  
 C



# 75 Peel Street, Abergele, LL22 7HY

Asking price £110,000



**Tenure**  
Freehold.

**Council Tax**  
Band C. Average from 01.04.2025 £2,062.96.

**Property Description**  
A spacious, terraced three bedroom house in a convenient location with large rear garden and front communal gardens. The property is in need of works and lends itself to builders and DIY buyers alike. This property would make a great first time home, family home or investment.

On entering the property there is a convenient entrance vestibule with a storage room next to it. The spacious entrance hall has a small built in cupboard and stairs to the first floor. The living room is of a good size with a uPVC window to the front.

Into the dining which is open to the kitchen and has a uPVC window to the rear and glazed door leading to the back garden. The kitchen has a range of fitted wall and base units and a serving hatch to the front room, a window overlooks the rear garden.

To the first floor you will find a bathroom with separate WC which could easily be converted into one bigger room. The back bedroom is a double and overlooks the back garden and there is another double to the front and a generously sized single.

Going out of the back from the dining room there is a patio seating area and a path leading down to the bottom of the garden with a large hardstanding area.

The property really needs to be seen to appreciate its potential.

**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 Vestibule

**Storage Room**  
5'3" x 4'5" (1.61m x 1.36m)

## Entrance Hall

**Lounge**  
14'3" x 10'11" (4.35m x 3.33m)

**Dining Room**  
12'0" x 8'2" (3.67m x 2.49m)

**Kitchen**  
10'11" x 6'5" (3.33m x 1.97m)

## First Floor

**Bedroom No: One**  
10'7" x 10'11" (3.25m x 3.34m)

**Bedroom No: Two**  
10'10" x 10'2" (3.31m x 3.12m)

**Bedroom No: Three**  
9'5" x 8'3" (2.89m x 2.53m)

**Bathroom**  
5'2" x 5'6" (1.59m x 1.69m)

**WC**  
5'6" x 2'7" (1.69m x 0.80m)

## 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.

