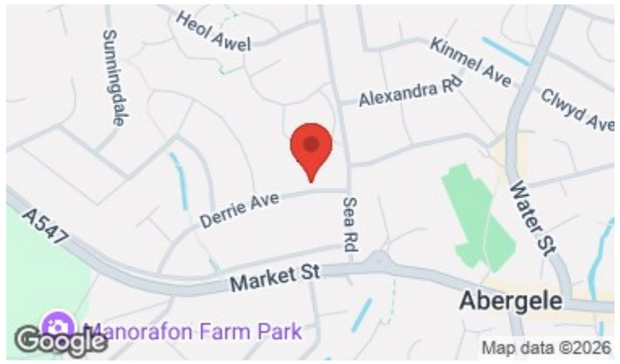
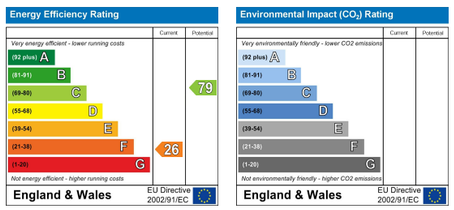


6 Derrie Avenue, Abergele, LL22 7TG

Approximate Gross Internal Area = 125.5 sq m / 1351 sq ft
Garage = 37.6 sq m / 405 sq ft
Total = 163.1 sq m / 1756 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Fourlabs.co © 2025 (ID1247655)



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.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk

P J B
Prys Jones & Booth

6 Derrie Avenue, Abergele, LL22 7TG
Offers in excess of £225,000

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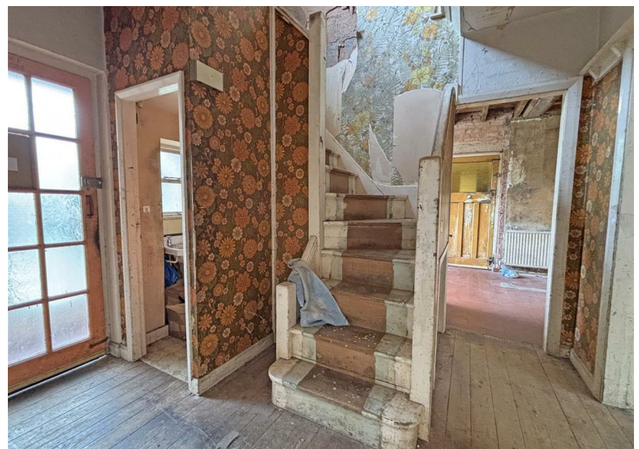

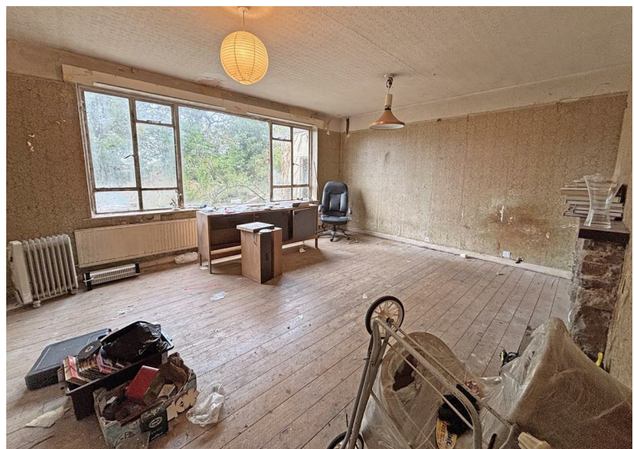

6 Derrie Avenue, Abergele, LL22 7TG
Offers in excess of £225,000

Tenure
Freehold

Council Tax Band
Band - D - Average from 01-04-2025 £2,320.83

Property Description
BEST AND FINAL OFFERS END DATE 05/11/2025 AT 12 NOON. The property is approached via a hardstanding driveway offering off-road parking for multiple vehicles. The front garden, lined with mature shrubbery, could easily be landscaped to create a welcoming and attractive approach while maintaining a sense of privacy.

Stepping inside, a quarry-tiled entrance porch provides a practical space for coats and muddy boots before leading into the main hallway. Here, you'll find a handy under-stair WC, believed to operate via a macerating system, and doors leading to the principal ground floor rooms.

To the front of the home, a versatile second reception room offers potential use as a snug, study, or home office, while the spacious family lounge to the rear presents an inviting living area with an inset fireplace framed by a stone surround and pleasant views over the rear garden.

The kitchen is well-proportioned and ready for modernisation — the perfect blank canvas for designing your dream culinary space. Adjoining the kitchen is a generous dining room or third reception area, which could be reconfigured to create a large open-plan kitchen-diner (subject to the relevant permissions). A side door from the kitchen provides access to a covered walkway and the former brick store rooms, now opened and suitable for housing washing and drying appliances.

The rear garden, while in need of some landscaping, offers a wealth of potential. Enclosed by timber fencing and mature trees, it enjoys a high degree of privacy and could be transformed into a wonderful outdoor retreat for relaxation and entertaining.

Upstairs, the first-floor landing is bathed in natural light and offers access to four well-proportioned bedrooms, each capable of accommodating freestanding furniture. Three bedrooms overlook the rear aspect while one faces the front. A part-tiled family bathroom includes a large airing cupboard housing the hot water tank, complemented by a separate WC. Loft access is also available from the landing.

Completing the accommodation is a large single garage, ideal for use as a workshop or additional storage space. For motoring enthusiasts, the garage features a pit — a rare and practical bonus for vehicle maintenance.

With spacious proportions, a prime location, and endless scope to renovate, Derrie Avenue presents an exceptional opportunity for buyers seeking a project to create a bespoke family home.

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 14-10-25

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

Lounge
17'3" x 13'11" (5.27 x 4.25)

Reception Room
9'0" x 8'9" (2.76 x 2.67)

Dining / Reception Room 3
10'1" x 10'0" (3.09 x 3.07)

Kitchen
13'7" x 10'0" (4.15 x 3.07)

Garage
31'1" x 12'5" (9.48 x 3.79)

Bedroom 1
13'6" x 10'11" (4.13 x 3.34)

Bedroom 2
9'6" x 8'10" (2.90 x 2.70)

Bedroom 3
10'5" x 8'0" (3.19 x 2.46)

Bedroom 4
10'5" x 8'0" (3.19 x 2.46)

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.

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.

Agent's Notes
The selling agents take no responsibility to injury whilst viewing the property. Any persons who view the outside and walk the gardens do so at their own risk.