



GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



35 Kinmel Avenue, Abergele, LL22 7LR
£265,000



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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 ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	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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£265,000



Tenure
Freehold.

Council Tax
Band D. Average from 01.04.25 £2,320.83

Property Description
The property welcomes you with a stylish resin driveway providing ample off-road parking for multiple vehicles with a 'drive on, drive off' feature, complemented by a neatly presented, low-maintenance front garden laid with decorative stone chipped areas. Stepping inside, a glazed timber porch creates a practical and inviting entrance, ideal for coats and footwear, before leading into a central hallway with two useful storage cupboards.

The lounge is a wonderfully bright and airy space, enhanced by a large front-facing window, coved ceilings, freshly carpeted flooring and a timber mantelpiece set above an open brick fireplace, perfect for cosy evenings. Sliding doors seamlessly connect this room to a spacious conservatory, offering a versatile dining or living area bathed in natural light, with patio doors opening onto the rear garden. From here, there is also convenient internal access to the single garage, complete with power, plumbing for a washing appliance and housing the boiler, with scope to convert into a habitable space subject to the correct building regulation and planning permissions.

The kitchen features reconditioned timber cabinetry paired with wood-effect worktops and a tiled splashback. It includes an integrated double electric oven/grill, gas hob with extractor, and space for under-counter appliances, while also enjoying direct

access to the conservatory. Both bedrooms are generously proportioned doubles, with the primary bedroom overlooking the tranquil rear garden and the second enjoying pleasant front-facing views and also offers access to the loft space. Each room benefits from wood-effect flooring and ample space for freestanding furnishings.

The contemporary bathroom is beautifully finished with full tiling and fitted with a bath featuring a rainfall shower, glass screen, illuminated vanity mirror, chrome towel radiator, and integrated storage.

A true highlight of the home is the sunny south-west facing rear garden, offering a wonderful outdoor retreat. Laid mainly to lawn and bordered by timber fencing, it features a spacious patio ideal for al fresco dining, along with slate-chipped areas, established planting, an apple tree, a timber shed and scope for further landscaping to create a bespoke outdoor haven.

Ideally located on the popular Kinnel Avenue development in Abergele, the property sits on level ground within easy reach of the local beach, park and town centre. A range of shops, cafés, pubs and leisure facilities are all close by, while excellent transport links—including the A55 North Wales Expressway, local bus routes and the nearby train station—ensure convenient travel along the North Wales coast and beyond.

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 Porch
6'2" x 4'9" (1.88m x 1.46m)

Lounge
15'11" x 12'4" (4.87m x 3.78m)

Kitchen
9'10" x 9'4" (3.00m x 2.85m)

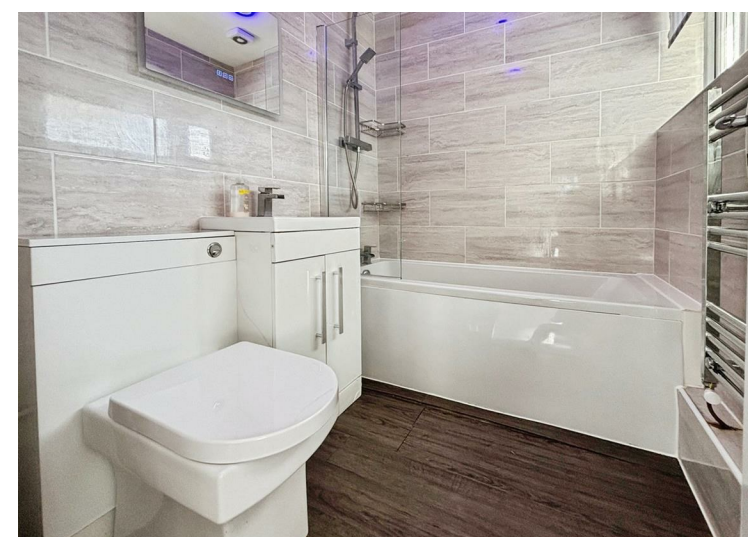
Conservatory
21'7" x 7'4" (6.58m x 2.26m)

Bedroom No: One
12'5" x 11'5" (3.80m x 3.49m)

Bedroom No: Two
10'2" x 9'11" (3.12m x 3.04m)

Bathroom
6'9" x 5'5" (2.07m x 1.66m)

Garage
23'3" x 8'11" (7.09m x 2.72m)



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
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