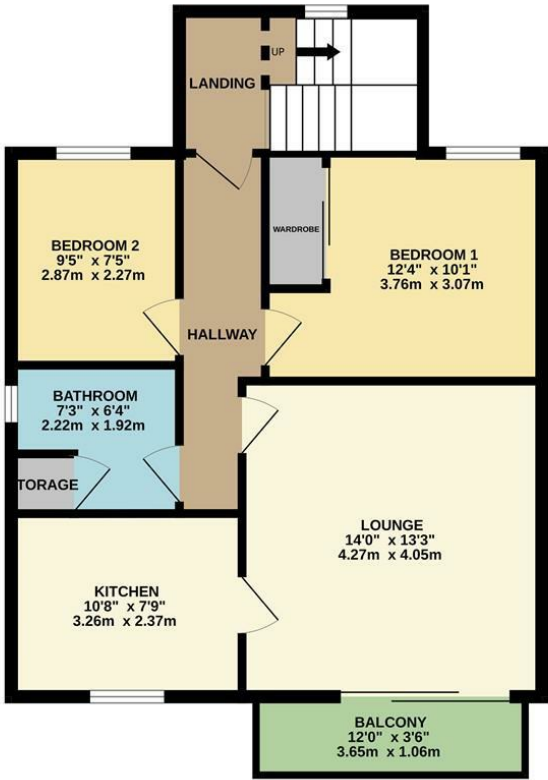




FIRST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA - 638 sq.ft. (59.3 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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www.prysjonesbooth.co.uk



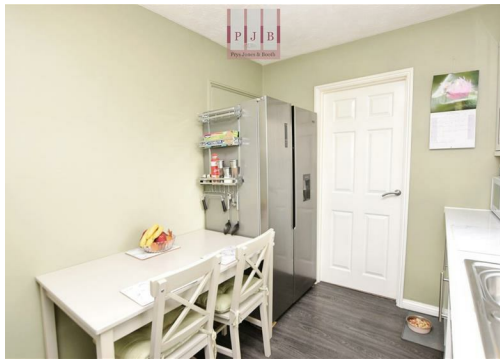
3 Plastirion Park Plastirion, Abergele, LL22 9YT

£110,000



3 Plastirion Park Plastirion, Abergele, LL22 9YT

£110,000



Tenure

Leasehold
Term: 999 years from 27th January 1983
Ground rent: A peppercorn

Council Tax Band

Band - B Average from 01-04-2026 £1,923.30

Property Description

The property forms part of an attractive building with a blend of stone and render to the front elevation. An open porch, shared with the ground floor maisonette, provides shelter and includes a useful cupboard housing utility services. From here, a composite door with glazed inserts opens into a private internal staircase leading to the main accommodation.

The staircase and landing area are pleasantly bright thanks to a window that fills the space with natural light. The generous landing offers sufficient room to create a small home office or reading nook, providing a practical and flexible use of the space. An electric storage heater ensures warmth in this area, and a fire door leads through to the main hallway.

Inside, the hallway is finished with contemporary wood-effect laminate flooring that flows seamlessly throughout much of the property. From here there is access to all principal rooms, as well as the loft space, which is insulated and provides additional storage.

The lounge is a bright and tastefully decorated room with ample space for comfortable lounge furniture. A large sliding patio door opens onto a balcony, creating a pleasant spot to enjoy fresh air and natural light. A freestanding fireplace provides an attractive focal point, while coved ceilings and wall-mounted lighting add further character and warmth to the space.

The kitchen is both modern and functional, featuring darker wood-effect laminate flooring and sleek high-gloss wall and base units offering generous storage. A stainless steel sink

and a half is set into the worktop and complemented by a contemporary tiled splashback. Integrated appliances include an electric oven and hob, as well as fitted washing and drying appliances. There is also space for a large American-style fridge freezer, which is included within the sale, along with room for a compact dining table and chairs.

The primary bedroom is a comfortable double room with ample space for a king-size bed, bedside cabinets and additional bedroom furniture. Fitted sliding mirrored wardrobes provide excellent built-in storage while helping to enhance the sense of space and light.

Bedroom two is capable of accommodating a double bed with accompanying furniture, making it suitable for guests, family members or use as a study if required.

The bathroom is finished with darker wood-effect laminate flooring and low-maintenance PVC panelled walls. It comprises a large shower cubicle fitted with an electric shower, a WC and hand basin incorporated into a vanity unit with useful storage beneath. A chrome heated towel rail adds a touch of comfort, while a large storage cupboard offers excellent space for linens and toiletries.

Externally, parking is available to the front of the property on a first-come, first-served basis, and the maisonette also benefits from its own private garage. The surrounding grounds are communal and are maintained as part of the service charge, helping to keep the development neat and well-presented.

The property operates on an Economy 7 tariff, offering reduced electricity rates overnight. Heating is provided via electric underfloor heating throughout the property, with the exception of the bathroom. The lease commenced in 1983 with a 999-year term, and the service charge is approximately £56 per month, which includes block insurance. Ground rent is a nominal peppercorn amount.

Overall, this attractive and well-maintained maisonette offers comfortable living in a convenient location close to local amenities and transport links.

Services

It is believed the property is connected to mains electric, water and sewage services although we recommend you confirm this with your solicitor.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 16-03-26

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

Lounge

14'0" x 13'3" (4.27 x 4.05)

Kitchen

10'8" x 7'9" (3.26 x 2.37)

Bedroom 1

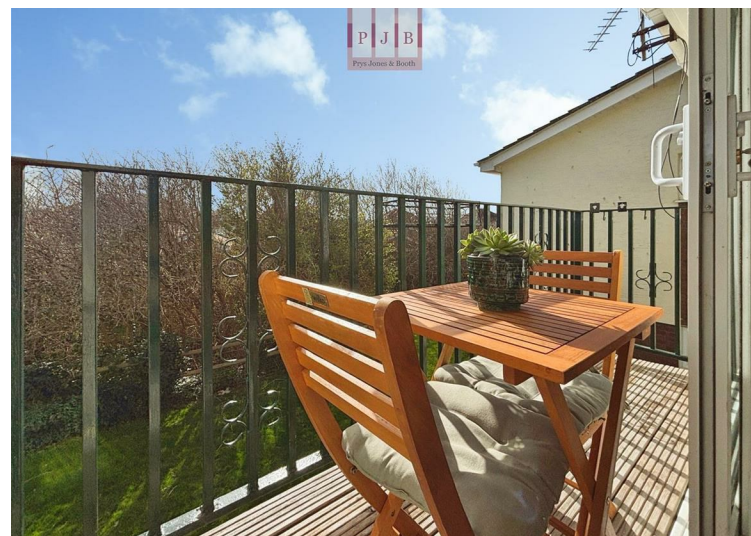
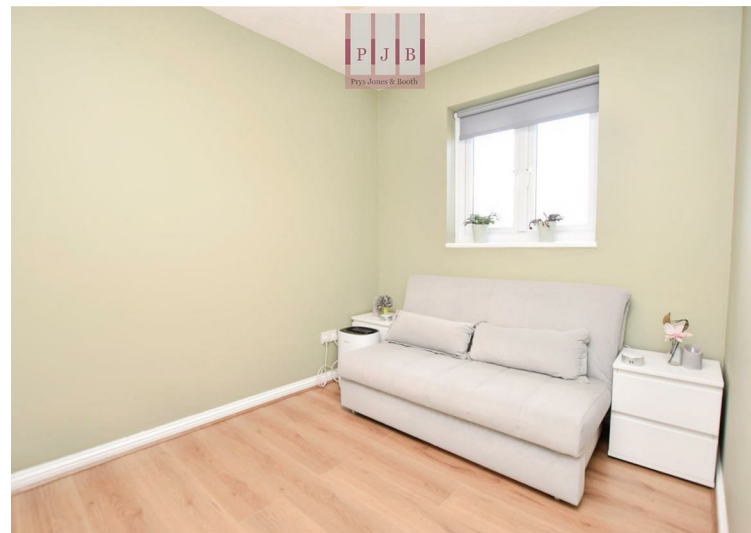
12'4" x 10'0" (3.76 x 3.07)

Bedroom 2

9'4" x 7'5" (2.87 x 2.27)

Bathroom

7'3" x 6'3" (2.22 x 1.92)



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.

