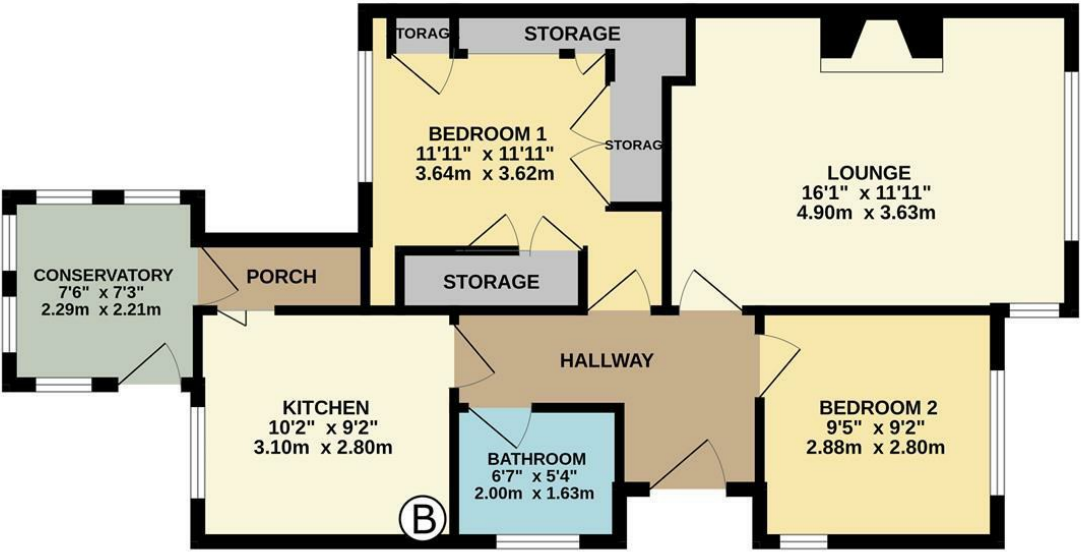
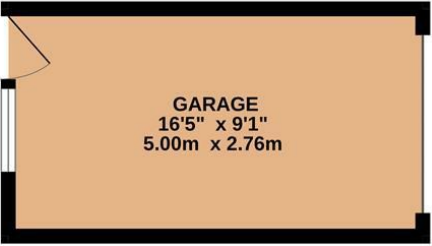




GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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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13 Clifton Rise, Abergele, LL22 7DL

£175,000

2 1 1 D

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



13 Clifton Rise, Abergele, LL22 7DL

£175,000



Tenure

Freehold

Council Tax Band

Band - C - Information provided by the vendor - Average from 01-04-2026 £2,198.07

Property Description

The property is approached via a low-level wall with iron gates enclosing the front garden, creating a private and welcoming frontage. There is hardstanding off-road parking for one vehicle, and a single garage with a manual up-and-over door, offering useful parking or storage options. The front garden is predominantly laid with paving for ease of maintenance, complemented by established flower beds filled with a variety of mature shrubs that add colour and character.

An open porch leads to a PVC double glazed front door, opening into an L-shaped hallway finished with wood-effect laminate flooring. Access to the loft is provided via a drop-down hatch, offering additional storage potential (please note the loft space has not been inspected by the agent).

The lounge is a generously proportioned and inviting room, featuring a prominent chimney breast with an ornate mantel, stone surround, and gas fireplace, creating a traditional focal point. Coved ceilings add character, while dual-aspect windows allow natural light to fill the space throughout the day. There is ample room for a range of lounge furniture, sideboards, and cabinets, making it a comfortable and practical main living area.

The kitchen is fitted with a selection of shaker-style wall and base units, complemented by laminated worktops, tiled splashbacks, and wood-effect flooring. A timber-clad ceiling adds a touch of character, while there is space for a freestanding gas cooker and plumbing for a washing machine. The central heating boiler is also located here. A folding door leads through to the rear porch, where a useful alcove provides space for a fridge freezer before opening into the conservatory.

The conservatory offers a versatile additional reception space, ideal as a dining area, reading room, or peaceful sitting area. With pleasant views over the rear garden and towards the woodland of Coed y Gopa, it provides a lovely connection to the outdoors and an enjoyable spot to relax.

The primary bedroom is a well-sized double, fitted with an extensive range of wardrobes that continue above the bed space, offering excellent built-in storage. The second bedroom is currently utilised as a home study but remains highly versatile, easily accommodating a double bed if required and readily adaptable to suit a variety of needs.

The bathroom is fully tiled from floor to ceiling for ease of maintenance and features vinyl flooring, a fitted bath with shower over, shower curtain, wash basin, and WC.

To the rear, the garden enjoys a pleasant south-east facing aspect, ensuring a good level of natural sunlight. Designed with low maintenance in mind, it features a combination of paved, hardstanding, and stone-chipped areas, bordered by timber fencing and established shrubs. There is clear potential for further landscaping, allowing a new owner to create an outdoor space tailored to their own taste and lifestyle. Additional features include gated side access to the front, an outside tap, and access to the rear of the garage via a PVC door.

The property further benefits from gas central heating and double glazing throughout.

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.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 29-4-26.

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

Lounge

16'0" x 11'10" (4.90 x 3.63)

Kitchen

10'2" x 9'2" (3.10 x 2.80)

Conservatory

7'6" x 7'3" (2.29 x 2.21)

Bedroom 1

11'11" x 11'10" (3.64 x 3.62)

Bedroom 2

9'5" x 9'2" (2.88 x 2.80)

Bathroom

6'6" x 5'4" (2.00 x 1.63)

Garage

16'4" x 9'0" (5.00 x 2.76)

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.

