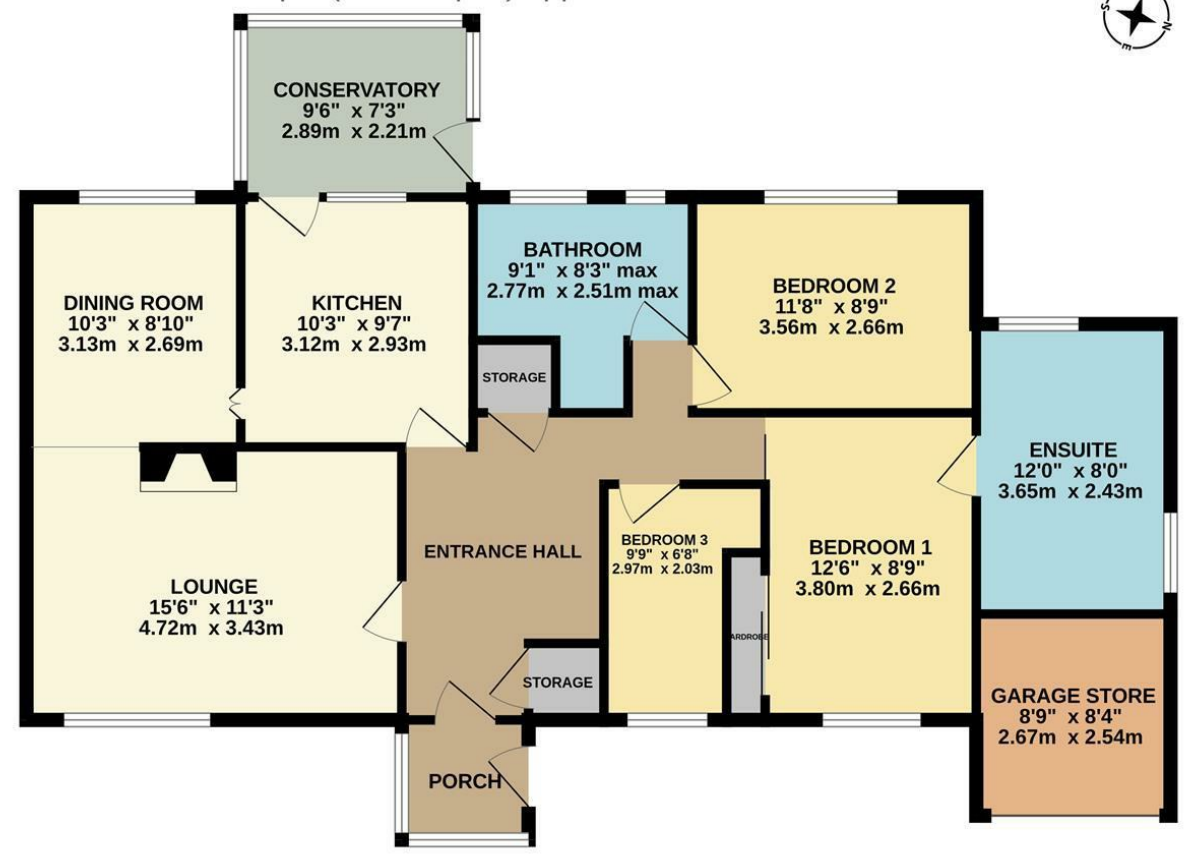


GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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
73	86

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

3 2 2 C

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.



23 Heol Conwy, Abergele, LL22 7UT

£275,000



Tenure

Freehold

Council Tax

Band - D - Average form 01-04-2026 £2,472.82

Property Description

The bungalow is approached via an attractive and generous frontage that makes full use of its prominent corner position. Two neatly maintained lawned areas are complemented by a substantial stone-chipped section, while paved pathways lead to the front entrance and continue to gated side access on both sides of the property. Established shrubs add colour and maturity to the setting, alongside a striking silver birch tree which creates an attractive focal point.

A practical concrete ramp leads to the PVC entrance porch, thoughtfully designed with widened doorways to accommodate wheelchair access. A second PVC door opens into the main hallway, where wood-effect laminate flooring creates a warm and cohesive finish. Two useful storage cupboards provide practicality for day-to-day living, while access to the loft is available via a hatch (not inspected).

The lounge is a bright reception room, continuing the same wood-effect laminate flooring from the hallway. A gas flame fireplace set within a uniform stone mantel, surround, and hearth creates an attractive focal point and cosy atmosphere.

Open to the lounge via an archway, the dining area forms part of a practical J-shaped layout, creating a natural flow between the two spaces. Matching flooring continues throughout, while a serving hatch connects conveniently to the kitchen. A window overlooking the patio area provides a pleasant garden outlook while dining.

The kitchen is fitted with wood-effect herringbone-style vinyl flooring and a range of contemporary matte-finish wall and base units. Laminated worktops are complemented by tiled splashbacks, while a stainless steel one-and-a-half sink with drainer adds practicality. Integrated appliances include a gas hob, extractor hood, double oven and grill, fridge freezer, and dishwasher, making the kitchen both functional and well-equipped.

Accessible from the kitchen, the conservatory offers an additional reception area and versatile living space. Finished with the same flooring as the kitchen, this pleasant room is framed by timber double-glazed units and enjoys views over the garden. A timber door opens directly onto the patio, making this an ideal spot for relaxing or entertaining.

The primary bedroom is a comfortable double room positioned to the front of the property, complete with sliding mirrored wardrobes offering excellent built-in storage. An extension to the rear of this bedroom has created a spacious en-suite wet room facility, fitted with an electric shower area, separate bathtub, hand basin, and WC, an excellent addition for accessibility or multigenerational living.

The second bedroom is another well-proportioned double overlooking the garden, finished with wood-effect laminate flooring and offering space for a range of bedroom furniture.

The third bedroom is a versatile single room positioned to the front elevation, equally suited as a home office, hobby room, or guest bedroom depending on individual needs.

The main bathroom mirrors the kitchen flooring and is finished with full tiling and a timber-clad ceiling, creating a practical and low-maintenance space. It features an open shower area, separate bathtub, WC, and hand basin, while dual windows allow for plenty of natural light and ventilation.

Externally, the rear garden is arranged for ease of maintenance and enjoyment, featuring multiple paved patio areas ideal for outdoor furniture and entertaining. A small lawn softens the space, while established planting within flower beds adds greenery and colour. Enclosed by timber fencing, the garden enjoys a sunny south-west facing aspect, ensuring plenty of sunshine throughout the day and into the evening. Gated access is available to both the front and side of the property.

Part of the original garage has been thoughtfully converted to accommodate the en-suite facility, with the remaining garage space retained as a practical storage area for bicycles, gardening tools, and outdoor equipment.

Nestled on the sought-after residential avenue of Heol Conwy, a Cul De Sac adorned with properties of similar stature. Within

mere minutes on foot, residents can access the idyllic Pentre Mawr Park and Pensarn beach. Furthermore, Abergele Town centre beckons conveniently close, boasting an array of local shops, inviting gastro pubs, quaint cafes, and various other amenities to cater to daily needs. For those with a daily commute along the picturesque North Wales Coast, the A55 is merely a few minutes' drive away, ensuring seamless connectivity.

Lounge

15'5" x 11'3" (4.72 x 3.43)

Dining Room

10'3" x 8'9" (3.13 x 2.69)

Kitchen

10'2" x 9'7" (3.12 x 2.93)

Conservatory

9'5" x 7'3" (2.89 x 2.21)

Bedroom 1

12'5" x 8'8" (3.80 x 2.66)

En Suite

11'11" x 7'11" (3.65 x 2.43)

Bedroom 2

11'8" x 8'8" (3.56 x 2.66)



Bedroom 3

9'8" x 6'7" (2.97 x 2.03)

Bathroom

9'1" x 8'2" (2.77 x 2.51)

Garage Store

8'9" x 8'3" (2.67 x 2.54)

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.

Professional Services

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