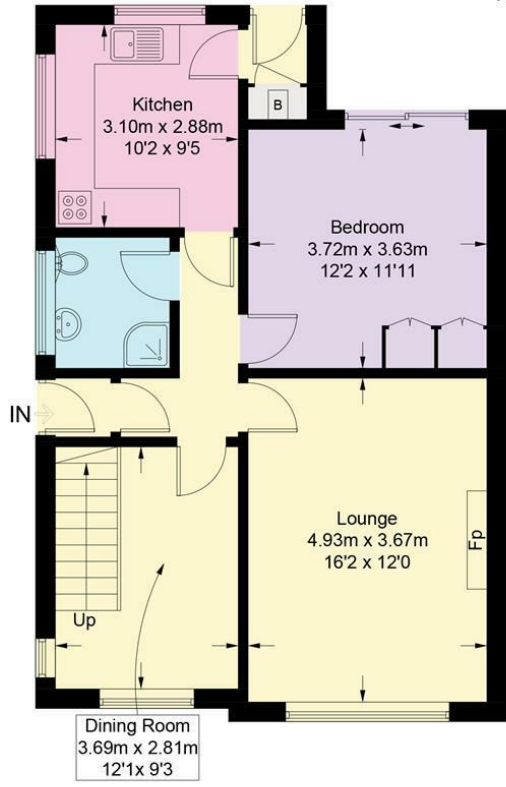


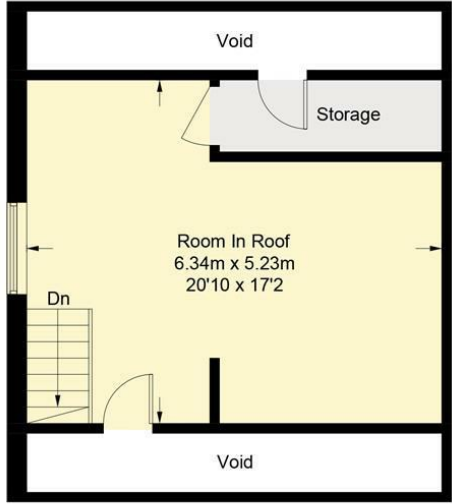


78 Clifton Rise Abergele, LL22 7DN

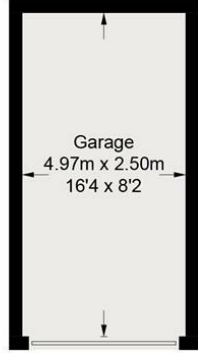
Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft
(Excluding Void)
Garage = 12.4 sq m / 133 sq ft
Total = 109.6 sq m / 1179 sq ft



Ground Floor



Room In Roof



(Not Shown In Actual Location / Orientation)

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 © (ID1275714)



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	EU Directive 2002/91/EC

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	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



78 Clifton Rise, Abergele, LL22 7DN
£200,000



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£200,000



Tenure

Freehold

Council Tax Band

Band - C - Average from 01-04-2026 £2,198.07

Property Description

Iron gates open onto a hardstanding driveway providing parking for several vehicles, with a low-level wall framing the front garden. The garden is predominantly laid with attractive slate chippings, interspersed with established flower beds, shrubs and mature planting which give the frontage a well-established feel. The driveway continues to a single garage, accessed via a manual up-and-over door and benefiting from both power and lighting. An outside tap is conveniently positioned on the gable wall beneath the bathroom window.

A uPVC door with glazed inserts opens into the vestibule, where tiled flooring and exposed brickwork provide an appealing introduction to the home. A further timber glazed door leads through into the main hallway.

The hallway continues with wood-effect laminate flooring and provides access to the principal rooms, whilst a redundant loft hatch remains in place.

The lounge is a pleasant and welcoming reception room, decorated with papered walls and carpeted flooring beneath attractive covered ceilings. A large window allows plenty of natural light to enter, whilst the focal point of the room is a recently installed remote-operated gas fire, complete with a real stone surround and hearth framed by an ornate timber mantel. A single-panel radiator completes the room.

The kitchen features wood-effect wall and base cabinetry complemented by laminated worktops and a charming retro-style tiled splashback. Dual-aspect windows make the room particularly bright, whilst integrated cooking facilities include an electric oven and gas hob. There is additional under-counter space for both a washing appliance and fridge, together with a wall-mounted gas room heater. A timber glazed door leads into the rear porch, where a useful store houses the gas boiler, gas meter and electrical consumer unit.

The first bedroom is a bright double room with sliding patio doors opening directly onto the rear garden. A comprehensive range of fitted furniture includes wardrobes, bedside cabinets and drawers incorporating a useful dressing table. A gas room heater provides an additional source of warmth.

The second bedroom has been cleverly adapted to accommodate the open-riser staircase leading to the room in the roof. In its current configuration, the room could accommodate a single bed, although it may lend itself particularly well to use as a home office, hobby room or study. Dual-aspect windows provide plenty of natural light.

The room in the roof provides a surprisingly generous area of additional

accommodation. Fully plastered and decorated with carpeted flooring, the space benefits from a gable window, spot lighting, numerous power sockets and a dual-panel radiator. A substantial separate storage area provides further practicality, with additional hatch access into the eaves on both sides. This versatile space could lend itself to a variety of uses depending on the requirements of the new owner. The agent has not seen a Building Regulations completion certificate for this accommodation; purchasers should satisfy themselves regarding the relevant consents and certification.

The bathroom is fitted with tiled flooring and half-tiled walls incorporating a decorative border. The suite comprises a shower cubicle with sliding doors and electric shower, wash hand basin with storage beneath and WC.

The rear garden is another particularly appealing feature, enjoying a west-facing aspect with a southerly element, providing plenty of opportunity to enjoy sunshine throughout the day. A paved patio creates a comfortable seating area immediately outside the rear porch, while a low-maintenance stone-chipped section and generous flower bed are complemented by established borders, shrubs and mature planting. There are several lovely touches throughout the garden, including a charming birdbath which has remained with the property since the 1960s, adding a little piece of the home's history to the outdoor space. A timber pergola creates another delightful seating area, with an established climbing plant providing natural shade and a wonderfully relaxed atmosphere during warmer months.

The garden is enclosed by timber fencing and benefits from side access into the single garage, while a further timber gate leads directly onto the side of the driveway. The combination of established planting, low-maintenance areas and several seating options creates a private and enjoyable outdoor space.

Situated on the North Wales coast, Abergele is a popular market town offering a convenient range of everyday amenities, including independent shops, cafés, pubs, restaurants and local supermarkets. The town is also home to Pentre Mawr Parc, whilst the nearby coastline provides opportunities for seaside walks and access to the wider coastal path. Excellent transport links include Abergele & Pensarn railway station and the A55 Expressway, providing easy connections along the North Wales coast towards Llandudno, Chester 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.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 25-8-26

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING

AGENT.

It's understood that the gas room heaters have been shut off and are currently not functional.

Lounge

16'2" x 12'0" (4.93 x 3.67)

Kitchen

10'2" x 9'5" (3.10 x 2.88)

Bedroom 1

12'2" x 11'10" (3.72 x 3.63)

Bedroom 2 / Dining Room

12'1" x 9'2" (3.69 x 2.81)

Room In The Roof

20'9" x 17'1" (6.34 x 5.23)

Garage

16'3" x 8'2" (4.97 x 2.50)

Important Notice

These particulars are intended only as a guide and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, interested parties must satisfy themselves by inspection, survey and independent enquiries as to the correctness of each statement.

Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets, furnishings or other items. All dimensions, areas and distances quoted are

approximate.

Any reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided solely as a guide. No warranty or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.

Information relating to planning permissions, building regulations, rights of way, easements, covenants, public footpaths, access arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.

