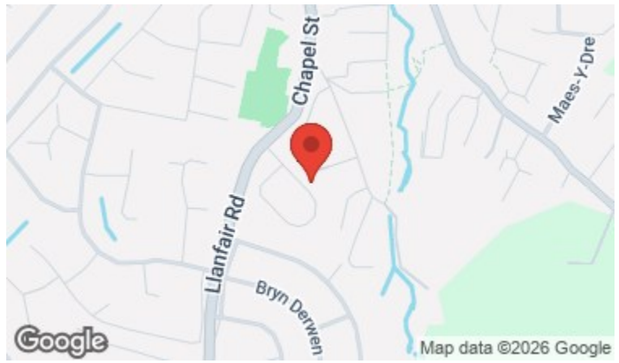
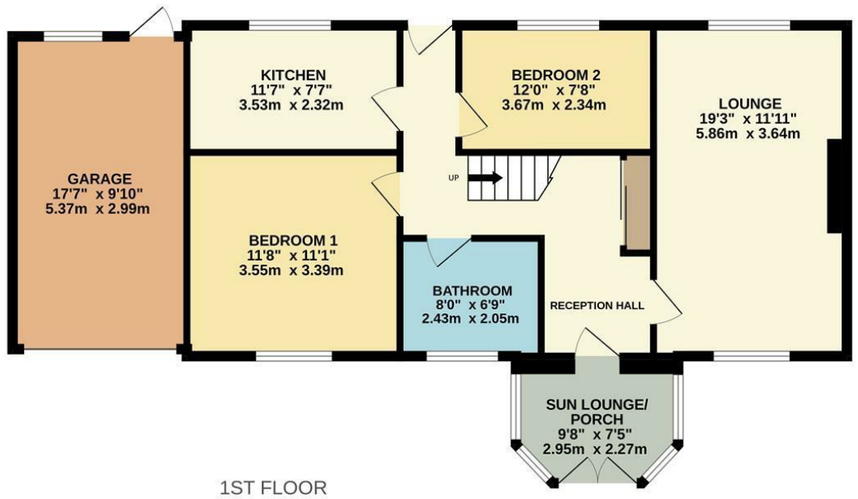
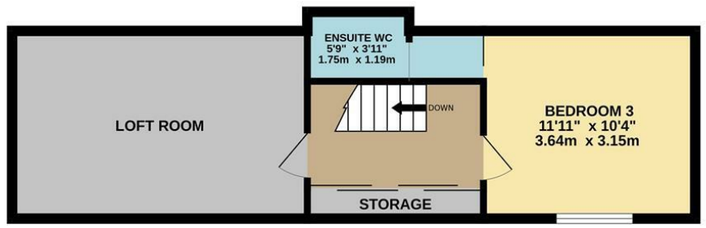




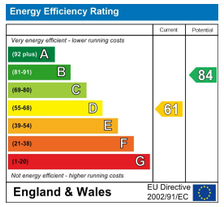
GROUND FLOOR

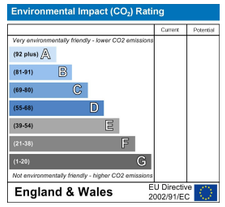


1ST FLOOR



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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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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P J B
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12 Compton Way, Abergele, LL22 7BL

£285,000

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12 Compton Way, Abergele, LL22 7BL
£285,000





Tenure
Freehold

Council Tax band
Band - E - Average from 01-04-2026 £3,022.34

Property Description
The property is approached via a low-level stone wall, with a pathway leading to the front conservatory porch. There is hardstanding driveway parking for a single vehicle, together with access to the attached single garage. The front garden is arranged with a combination of paving stones and decorative stone chippings, with established flowerbeds, plants and shrubbery. Pathways run along either side of the property, providing convenient access through to the rear garden.

Double PVC doors open into a welcoming conservatory porch, which enjoys a sunny south-facing aspect and is fitted with blinds. This versatile space could make an ideal spot to sit and enjoy a book, or alternatively provides a pleasant reception area in which to welcome guests. A further set of double-glazed PVC doors opens into the main hallway.

The hallway offers useful fitted storage in the form of sliding wardrobes, creating a convenient space for coats and everyday essentials. A staircase rises to the first-floor accommodation, while doors lead through to the principal ground-floor living spaces.

The lounge is a spacious reception room, extending from the front to the rear of the property and enjoying a dual-aspect arrangement, allowing plenty of natural light to flow throughout. A prominent chimney breast provides an attractive focal point, housing a contemporary stone-effect fireplace surround with an inset electric fire. There is ample room for a comfortable arrangement of lounge furniture, including sofas, sideboards and coffee tables, making this a welcoming space in which to relax and unwind.

The first of the ground-floor bedrooms is a particularly spacious double room, offering plenty of space for a range of freestanding bedroom furniture. A window overlooks the front aspect, where glimpses of the surrounding woodland can be enjoyed, with its changing colours throughout the seasons. The room adjoins the kitchen and, subject to obtaining the necessary building regulations and consents, there may be potential to open the two spaces up to create a larger kitchen and dining area.

The second ground-floor room is currently utilised as a dining room and features shallow coved ceilings, together with a pleasant outlook over the rear garden. Equally versatile, it could serve as an additional ground-floor bedroom, a dedicated dining space or perhaps a homework room, depending on the requirements of the next owner.

The kitchen has been fitted in a contemporary style, with a range of wall and base-mounted high-gloss, handleless units, complemented by stone-effect laminate worktops extending to matching upstands. Integrated appliances include a double electric oven and grill, electric hob with extractor hood above and an integrated microwave. There are also provisions for a washing machine, together with power for a freestanding fridge freezer. The overall layout provides a practical and modern space, with a finish that will appeal to those seeking a contemporary kitchen.

The ground-floor bathroom is partially tiled to approximately three-quarters height and fitted with a high-level WC, hand basin and chrome heated towel rail. A particularly useful feature is the spacious shower enclosure, which incorporates a fitted seat and may prove especially convenient for anyone with reduced mobility.

The staircase leads to the first-floor landing, where a selection of sliding storage cupboards has been incorporated into the eaves, providing useful additional storage. Doors lead through to two further bedrooms, completing the property's four-bedroom accommodation.

The first of the upstairs bedrooms is a generous room, currently utilised as a homework space. A Velux window provides natural light while enjoying attractive views towards the surrounding woodlands, creating a pleasant outlook from this elevated position.

The second first-floor bedroom is another well-proportioned double room, set within the dormer and enjoying similar woodland views. A sliding door leads through to a concealed en-suite toilet facility, fitted with a WC and featuring half-tiled walls in a contemporary brick-effect design, together with a Velux window.

The property enjoys a particularly well-proportioned rear garden, thoughtfully arranged into several distinct areas, offering plenty of scope for outdoor relaxation and entertaining. Accessed from the main hallway beyond the kitchen, a double-glazed PVC door opens onto a resin-laid pathway, which runs alongside the property and continues around towards the garden.

Beyond this, a paved patio provides an ideal setting for outdoor furniture, alfresco dining and family barbecues. There is also a low-maintenance decorative stone-chipped area, alongside a neat lawn incorporating two fruit trees. For those with a green fingers, four raised sleeper beds offer an excellent opportunity to introduce further planting or create productive vegetable patches for growing home-grown produce.

The garden is primarily enclosed by timber fencing, with a stone wall forming the rear boundary. Established flowerbeds run alongside the fencing, providing an attractive display of mature planting. There is also space for a timber garden shed, while a personal door provides direct access into the garage. Outdoor power sockets, lighting and an external tap complete this useful outdoor space.

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 04-11-26

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

Lounge
19'2" x 11'11" (5.86 x 3.64)

Kitchen
11'6" x 7'7" (3.53 x 2.32)

Bedroom 1
11'1" x 11'7" (3.39 x 3.55)

Bedroom 2
12'0" x 7'8" (3.67 x 2.34)

Bathroom
7'11" x 6'8" (2.43 x 2.05)

Sun Lounge/Porch
9'8" x 7'5" (2.95 x 2.27)

Bedroom 3
10'4" x 11'11" (3.15 x 3.64)

Loft Room
18'4" x 9'7" (5.61 x 2.93)

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.

