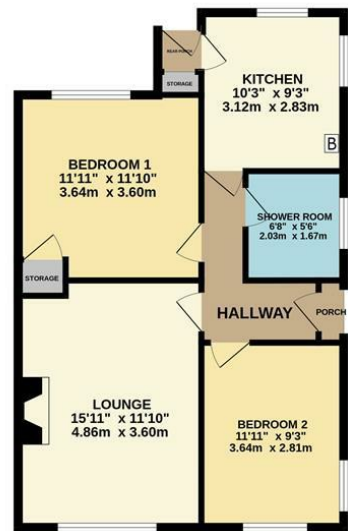




GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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
65	83

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
B	A

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.

## 29 The Dale, Abergele, LL22 7DS £185,000



# 29 The Dale, Abergele, LL22 7DS

£185,000



## Tenure

Freehold

## Council Tax Band

C- Average from 01-04-24 £1,898.54 - Information from conwy.gov.uk

## Property Description

The property is approached via metal gates that open onto an extensive hardstanding driveway, providing off-road parking for multiple vehicles. The low-maintenance front garden features flagstones, stone chippings, and a small strip of flowerbeds that could be filled with vibrant plants to add a splash of colour. The driveway extends to the garage, which benefits from power and an electric-operated roller door, making it both practical and secure.

A canopy shelters the front porch, which is laid with charming quarry tiles. From here, a PVC door leads into a welcoming entrance hallway, where you'll also find access to the loft space.

The lounge is bright and spacious, with a picturesque view of the nearby woodlands. A stone-effect fireplace, complete with an electric coal-effect fire, serves as the cosy focal point of this inviting room.

The kitchen is well-proportioned, offering a mix of wall and base-mounted units with plenty of space for a freestanding cooker and plumbing for a washing machine. A tiled splashback adds character, while dual-aspect windows flood the room with natural light.

A rear porch opens off the kitchen, providing a practical alcove for a fridge freezer or drying appliance, adding to the home's functionality.

The primary bedroom is generously sized, offering ample space for a double bed and freestanding bedroom furniture. This peaceful retreat enjoys a pleasant view of the rear garden and features a handy storage cupboard, perfect for linens.

The second bedroom is located at the front of the property and shares the same lovely woodland views as the lounge. Dual-aspect windows bathe the room in natural light, and there is ample space for a double bed along with freestanding furniture.

The bathroom has a fully tiled design and features a ceramic hand wash basin, a WC, and an adapted shower fitted with a wall-mounted handheld showerhead and a shower curtain, catering to a range of accessibility needs.

The rear garden continues the low-maintenance theme, being primarily laid with paving stones. A recently installed concrete fence lines one side, while flowerbeds, mature shrubs, and trees border the space, adding charm and privacy. A summer house provides the perfect spot to relax, and there's additional space behind and adjacent to the garage for a greenhouse or another garden shed to accommodate storage needs.

This is a wonderfully practical home in a fantastic location, ideal for those seeking a peaceful lifestyle close to nature and local amenities.

## 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.

Both full fibre and copper broadband are available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 29-1-25

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

## Lounge

15'11" x 11'9" (4.86 x 3.60)

## Kitchen

10'2" x 9'3" (3.12 x 2.83)

## Bedroom 1

11'11" x 11'9" (3.64 x 3.60)

## Bedroom 2

11'11" x 9'2" (3.64 x 2.81)

## Shower Room

6'7" x 5'5" (2.03 x 1.67)

## Garage

19'11" x 9'1" (6.08 x 2.77)

## 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

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

