

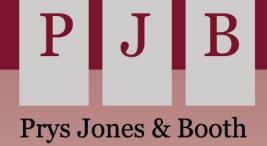
GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.4 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	75	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	68	(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	
(11-20) G		(11-20) 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.



Prys Jones & Booth



35 Kinmel Avenue, Abergale, LL22 7LR
£265,000



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Tenure

Freehold.

Council Tax

Band D. Average from 01.04.25 £2,320.83

Property Description

The property is approached via a generous driveway providing ample off-road parking, complemented by decorative gravelled areas that enhance its kerb appeal. A welcoming entrance porch provides a practical space for coats and footwear before a glazed internal door opens into the main hallway, where two useful storage cupboards offer further convenience and doors lead to the principal accommodation.

The living room is a particularly spacious and light-filled room, enjoying a large front-facing window and sliding patio doors to the rear, which open into the conservatory and allow natural light to flow through the space. A charming brick-built open fireplace creates a warm focal point, ideal for cosy evenings.

Spanning the rear of the property, the conservatory is timber-framed with an insulated roof, making it a versatile additional reception space throughout the year. Double doors lead directly onto the rear garden, while a further internal door provides access to the kitchen. The kitchen is fitted with a comprehensive range of wall and base units with complementary work surfaces and tiled splashbacks, offering both functionality and storage.

The modern bathroom, installed in 2020, is fitted with a panelled bath with overhead shower and glass screen, low-level WC and wash hand basin, finished in a clean, contemporary style.

The main bedroom is located to the rear of the bungalow and enjoys pleasant views over the garden, while the second bedroom—still a comfortable double—is positioned to the front of the property.

An integral garage provides further practicality, featuring an up-and-over door to the front, a pedestrian door to the rear garden, and plumbing and space for a washing machine.

The rear garden offers a peaceful and well-established outdoor space, with a paved seating area ideal for outdoor dining, a lawn, greenhouse, mature shrubs and an apple tree. Side access allows for easy movement of bins and recycling.

The property has benefitted from numerous recent improvements, including a new main roof (December 2022), upgraded gas appliances, a modernised bathroom and updated electrics, providing reassurance to prospective buyers.

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.

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

Entrance Porch

6'2" x 4'9" (1.88m x 1.46m)

Hallway

Lounge

15'11" x 12'4" (4.87m x 3.78m)

Kitchen

9'10" x 9'4" (3.00m x 2.85m)

Conservatory

21'7" x 7'4" (6.58m x 2.26m)

Bedroom No: One

12'5" x 11'5" (3.80m x 3.49m)

Bedroom No: Two

10'2" x 9'11" (3.12m x 3.04m)

Bathroom

6'9" x 5'5" (2.07m x 1.66m)

Garage

23'3" x 8'11" (7.09m x 2.72m)

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergale offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergale, 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 Abergale high street ever since.

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.

