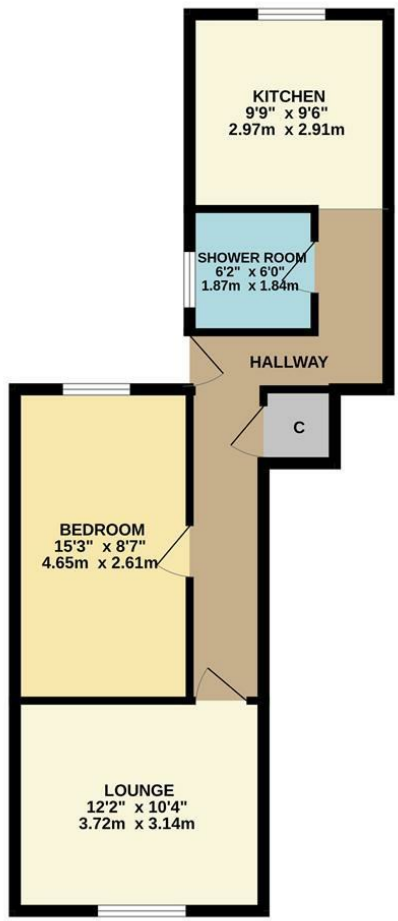




**P J B**  
Prys Jones & Booth

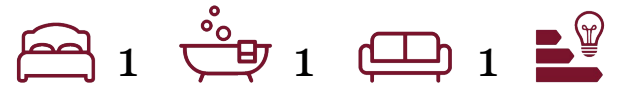


GROUND FLOOR



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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**Bottom Flat, 30, Fron View Watling Street, Llanrhwst, LL26 0LS**  
**£75,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Bottom Flat, 30, Fron View Watling Street, Llanrwst, LL26 0LS

£75,000

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### Tenure

Leasehold. 99 years from 2004.

### Council Tax

Band A. Average from 01.04.2025 £1,547.25

### Property Description

Recently renovated to a high standard, this ground floor flat is accessed via the rear where you will find an enclosed patio seating area with storage sheds.

The kitchen is modern with high gloss fronted units.

The shower room is modern and comprises; corner shower cubicle, low level WC and wash hand basin.

There is a double bedroom with built in storage space having hanging rail.

An inner hallway leads to the front living room which is bright and spacious.

Newly fitted mains gas central heating system.

### 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.

### Hallway

### Living Room

12'0" x 10'2" (3.67m x 3.12m)

### Kitchen

8'9" x 9'1" (2.69m x 2.79m)

### Bedroom

15'5" x 8'2" (4.72m x 2.50m)

### Shower Room

5'6" x 4'8" (1.68m x 1.43m)

### Agents Notes

There is a right of way to the back for the maisonette above. Please contact the selling agent for more details.

### 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, Kinnel 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

Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in

