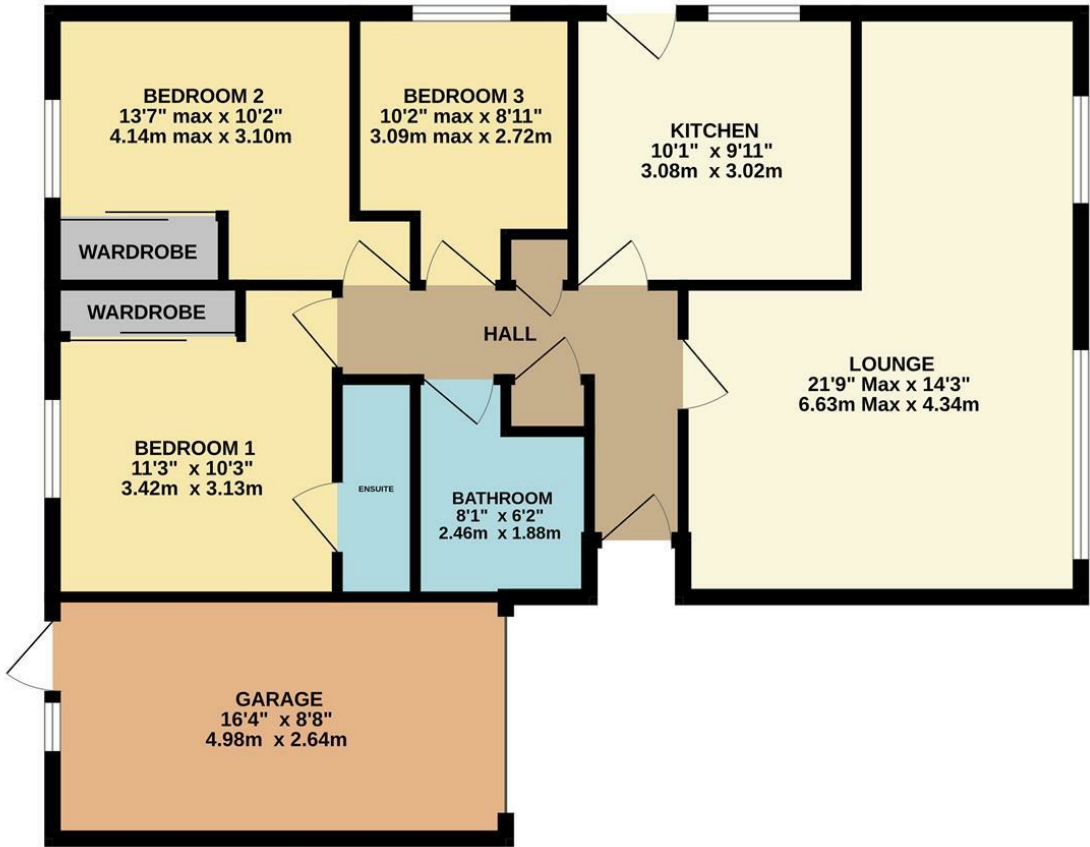




P J B
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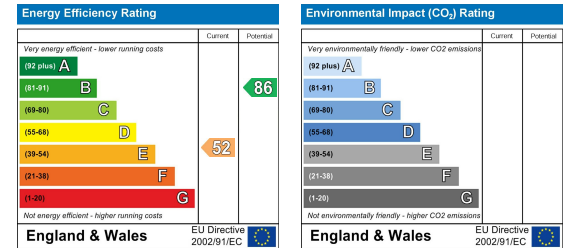


GROUND FLOOR



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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11 Glenfor, Abergele, LL22 8EX
£270,000



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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11 Glenfor, Abergele, LL22 8EX

£270,000



Tenure
Freehold

Council Tax band
Band - D - Average from 01-04-2026 £2,472.82

Property Description
Approaching the property, a long tarmac driveway provides ample off-road parking and is bordered by neatly maintained lawned areas and established planting beds, creating an attractive first impression. Two side gates offer convenient access to the rear garden, while a sheltered entrance porch leads to the UPVC front door. Inside, a welcoming L-shaped hallway with fitted carpeting provides access to all principal rooms and benefits from two useful storage cupboards, one of which houses the hot water tank.

The spacious L-shaped lounge is flooded with natural light thanks to two large south-facing double-glazed windows, creating a bright and inviting living space throughout the day. Generously proportioned, the room offers ample space for both lounge and dining furniture, making it ideal for entertaining or relaxing with family. An electric fire with a marble-effect hearth and wood-effect surround provides a charming focal point, while coved ceilings and neutral décor enhance the sense of space.

The kitchen is well laid out with a range of wood-effect wall and base units complemented by matching worktops and practical flooring. There is ample space for a freestanding cooker, fridge freezer, and washing appliance, while a door provides direct access to the side of the property and the rear garden, adding to the home's everyday practicality.

The principal bedroom is a generous double, comfortably accommodating a king-size bed while benefiting from fitted wardrobes and pleasant views over the rear garden. A private en-suite shower room includes an electric shower, WC, and wash hand basin, providing added convenience.

Bedrooms two and three are also well-proportioned rooms, The second bedroom is bright and airy with convenient

fitted wardrobes and space for a double bed. The Third bedroom provides flexibility either as a bedroom or as a home office.

The family shower room has been designed with ease of maintenance in mind and features a spacious walk-in electric shower with decorative wall cladding, together with tiled walls, a WC, and wash hand basin.

Outside, the rear garden offers a private and low-maintenance setting, combining paved seating areas with a small lawn and established planting borders, perfect for adding seasonal colour. Enclosed by a combination of timber and maintenance-free fencing, the garden enjoys a good degree of privacy and includes a useful storage shed tucked neatly to one side. The detached garage, accessed via both the garden and its manual up-and-over door, provides excellent storage or workshop potential.

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 24-1-26

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

Lounge
22'0" max x 14'2" (6.73m max x 4.34m)

Kitchen
10'1" x 9'10" (3.08m x 3.02m)

Bedroom 1
13'6" max x 10'2" (4.14m max x 3.10m)

Bedroom 2
11'2" x 10'3" (3.42m x 3.13m)

Bedroom 3
10'1" x 8'11" (3.09m x 2.72m)

Bathroom
8'0" x 6'2" (2.46m x 1.88)

Abergele
Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town



also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

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 professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

