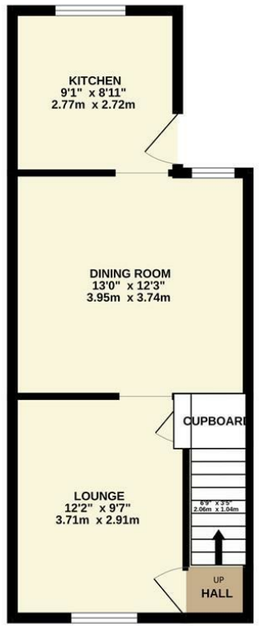
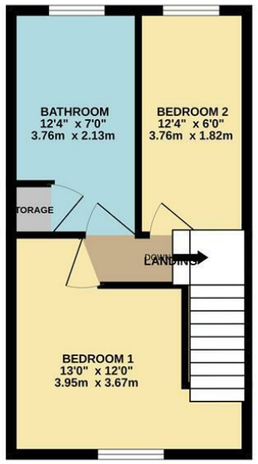
GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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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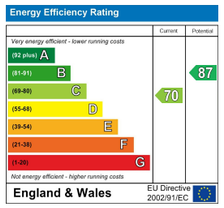

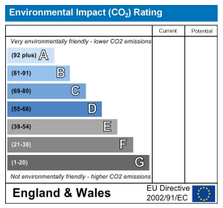

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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8 New Street, Abergele, LL22 7BE

£135,000

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8 New Street, Abergele, LL22 7BE
£135,000

Tenure
Freehold

Council Tax Band
B - Average from 01.04.23 £1,527.41

Property Description
Step through the double-glazed composite front door and into a welcoming entrance hall that sets the tone for this beautifully refreshed home.

The spacious lounge offers a warm and inviting atmosphere, featuring coved ceilings, a charming open fireplace as its focal point, and a handy under-stair storage cupboard for everyday practicality.

Flowing seamlessly from the lounge is a generous dining room or second reception area, creating a wonderful open-plan feel that's perfect for both relaxed family living and entertaining guests.

This leads into a modern kitchen fitted with a range of stylish wall and floor-mounted units, offering ample workspace and plenty of room for freestanding appliances. A uPVC double-glazed door opens directly from the kitchen onto a private courtyard-style rear garden, providing an easy transition between indoor and outdoor living.

Upstairs, the property continues to impress with two well-proportioned bedrooms. The primary bedroom overlooks the front of the property and offers a bright, comfortable retreat, while

the second bedroom enjoys pleasant views across the rear garden.

The bathroom is partially tiled with attractive tiled flooring and features a bath with an electric shower above, providing both comfort and practicality.

This home further benefits from gas central heating powered by a reliable Glow-worm combi boiler, as well as double glazing throughout for improved efficiency and comfort. Outside, the low-maintenance courtyard garden provides a delightful space for outdoor seating or entertaining friends during warmer months.

Recently rejuvenated, the property has undergone a full decorative refresh, including new carpets throughout and updated electrics, allowing its next owners to move straight in and enjoy their new home.

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.

Key Feature
A key feature of the property would be its location. Situated on New Street, a quiet residential road and is surrounded by property of a similar build. The property is within a moments walk of Abergele town centre offering a wide range of local shops, gastro pubs, cafes and other local amenities along with easy access to the local infant, primary and secondary school, the award winning Pensarn beach, Pentre Mawr Parc, Abergele Golf Club, Tan y Gopa Woodlands for those looking to spend their day exploring walking routes, and the now world famous 'I'm a celeb' Grwych Castle. If you are looking to commute along the North Wales Coast the A55 is only a few minutes' drive away!

Potential Rental Investmet
This property presents as an attractive rental investment with a potential yield return of 6.6%. This calculation is based on an asking price offer of £135,000 with a monthly rental income of £750 PCM.

Lounge
12'2 x 9'7 (3.71m x 2.92m)

Dining Room
13' x 12'3 (3.96m x 3.73m)

Kitchen
9'1 x 8'11 (2.77m x 2.72m)

Bedroom 1
13' x 12' (3.96m x 3.66m)

Bedroom 2
12'4 x 6' (3.76m x 1.83m)

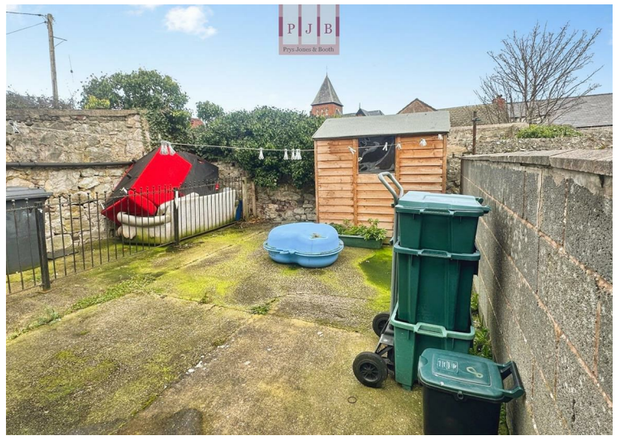
Bathroom
12'4 x 7' (3.76m x 2.13m)

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, 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.