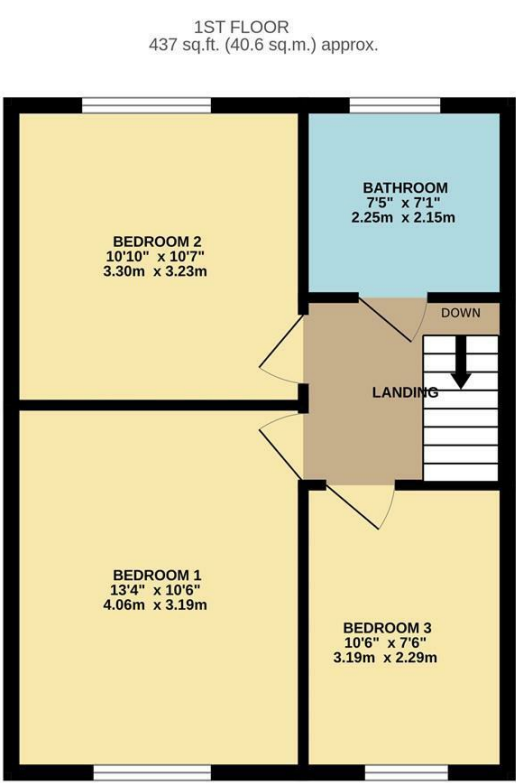
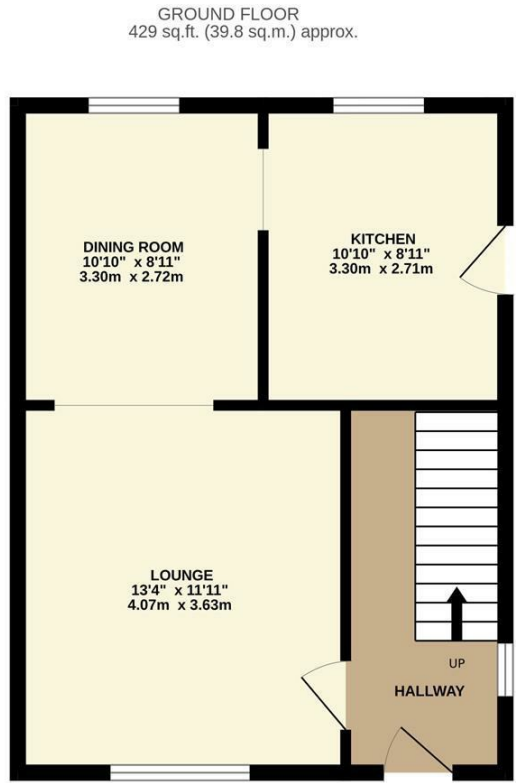




P J B
Prys Jones & Booth



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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11 Maes Y Dre, Abergele, LL22 7HW

£170,000



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(91-100) A			(91-100) A		
(81-90) B			(81-90) 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		
(1-20) G			(1-20) 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.

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11 Maes Y Dre, Abergele, LL22 7HW

£170,000



Tenure
Freehold

Council Tax Band
C - Average from 01-04-2026 £2,198.07

Property Description
Approached via a private front garden, a high hedge creates a pleasant sense of seclusion, while a wooden gate opens onto a concrete pathway leading to the UPVC entrance door. Inside, the hallway benefits from wood-effect laminate flooring and a useful corridor area, providing excellent potential for additional storage.

The spacious lounge and dining room provides a welcoming heart to the home, with wood-effect laminate flooring continuing throughout and high ceilings adding to the sense of space. The lounge is bright and airy, offering plenty of room for a variety of furniture arrangements, with alcoves providing useful spaces for display or storage. A log-burning stove sits within an attractive marble-effect surround, creating a cosy focal point, while an open archway leads naturally through to the dining area, which comfortably accommodates a family-sized dining table and additional furniture.

The kitchen is another generously proportioned room, enjoying plenty of natural light and fitted with a combination of wall-mounted and base units, complemented by tiled splashbacks. There is space for a cooker, washing machine, tumble dryer and fridge freezer, whilst the boiler is also housed within the kitchen. A UPVC door provides direct access to the rear garden, making the space particularly practical for everyday family living.

Upstairs, the spacious main bedroom offers ample room for a king-size bed alongside a range of bedroom furniture, with alcoves providing additional storage opportunities. Wooden floorboards and a large window create a bright and welcoming atmosphere. Bedroom two is another comfortable double room with space for furniture, while bedroom three, positioned at the front of the property, offers flexibility as a single bedroom, home office, hobby room or study.

The bathroom is a well-proportioned space, featuring a shower cubicle, WC and hand wash basin, with tiled walls and practical lino flooring completing the room.

Outside, the rear garden has been designed with ease of maintenance in mind, combining areas of lawn with concrete-paved sections. High timber fencing provides a good degree of privacy, while three useful outbuildings offer excellent additional storage and can be utilised for garden equipment, general storage or log storage.

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 28-9-26

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

Lounge
13'4" x 11'10" (4.07m x 3.63m)

Dining Room
10'9" x 8'11" (3.30m x 2.72m)

Kitchen
10'9" x 8'10" (3.30m x 2.71m)

Bedroom 1
13'3" x 10'5" (4.06m x 3.19m)

Bedroom 2
10'9" x 10'7" (3.30m x 3.23m)

Bedroom 3
10'5" x 7'6" (3.19m x 2.29m)

Bathroom
7'4" x 7'0" (2.25m x 2.15m)

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.

Disclaimer
Important Notice
These particulars are intended only as a guide and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, interested parties must satisfy themselves by inspection, survey and independent enquiries as to the correctness of each statement.

Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets, furnishings or other items. All dimensions, areas and distances quoted are approximate.

Any reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided solely as a guide. No warranty or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.



Information relating to planning permissions, building regulations, rights of way, easements, covenants, public footpaths, access arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.

