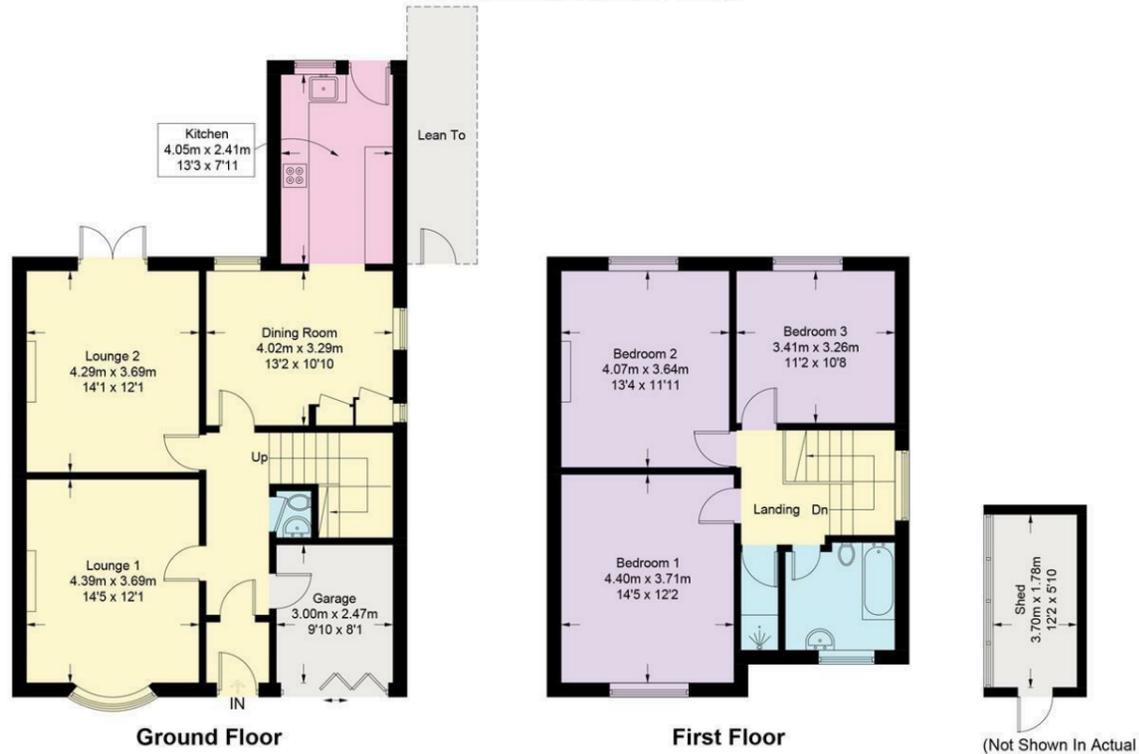


32 Dundonald Avenue, Abergele, LL22 7LN

Approximate Gross Internal Area = 140.5 sq m / 1512 sq ft
 Shed = 6.6 sq m / 71 sq ft
 Total = 147.1 sq m / 1583 sq ft
 (Excluding Lean to / Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Fourlabs.co © (ID1271292)



32 Dundonald Avenue, Abergele, LL22 7LN

£315,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(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
(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	76	England & Wales
		58	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.



32 Dundonald Avenue, Abergele, LL22 7LN

£315,000



Tenure

Freehold

Council Tax Band

Band - D - Average from 01-04-2025 £2,320.83

Property Description

The property is approached via a brick-paved driveway framed by established hedging, providing off-road parking for up to three vehicles. Access to the garage is via a unique sliding door, part of the home's original architectural design. The attractive pebble-dashed façade is complemented by a bay window and a timber entrance door with glazed inserts and side panel.

Stepping inside, the vestibule showcases classic tiled flooring and an original timber door with lead-lined stained glass, setting the tone for the character that flows throughout. The spacious hallway is laid with Karndean wood-effect flooring and provides access to a ground-floor WC fitted with tiled flooring, WC and hand basin. An integral door leads into the garage, which benefits from plumbing and power for laundry appliances.

The primary lounge is a beautiful blend of historic elegance and modern styling. A large curved bay window floods the room with natural light, enhanced by a bespoke fitted radiator. A prominent chimney breast houses a multi-fuel burning stove set upon a tiled hearth, while corniced ceilings and picture rails complete the room's period charm.

To the rear, a second reception room offers flexibility as a formal dining room or additional sitting room. Here, another multi-fuel stove is set within a granite hearth, creating a cosy focal point. Karndean flooring continues underfoot, and double patio doors open onto a timber decked terrace, perfect for entertaining. Cornicing and picture rails again highlight the property's heritage.

A third reception room, currently used as a dining room, enjoys dual-aspect windows and a relaxed yet elegant atmosphere. Featuring a cast iron surround with multi-fuel stove and tiled hearth, built-in cupboards flanking the fireplace and the original service box as a charming period feature, this space flows openly into the kitchen. An under-stair pantry provides practical storage and conceals the "Ideal" combination boiler.

The kitchen has been thoughtfully extended into the former coal store and outside WC, now transformed into a striking vaulted space with exposed timber beams. Fitted with contemporary shaker-style cabinetry, laminated worktops extending to upstands and splashbacks, a composite granite sink and a half, a larder cupboard and a full-length integrated fridge, the kitchen balances style and practicality. A freestanding range-style electric oven (with gas hob), fitted dishwasher and PVC door to the garden complete the space.

Upstairs, a naturally lit landing provides access to the loft. The primary bedroom is a generous double with exposed timber flooring, picture rails and a chimney breast offering space either side for freestanding wardrobes and the front-facing window enjoys views towards Pentre Mawr Parc.

Bedroom two is another spacious double with exposed timber flooring, a cast iron fireplace and rear garden views. Bedroom three is also a well-proportioned double, carpeted and featuring picture rails and a fitted storage cupboard.

The family bathroom is tastefully styled with slate-effect tiled flooring, patterned tiling and decorative wallpaper, creating a contemporary aesthetic within a period setting. It comprises a bath with handheld shower attachment, WC and hand wash basin. In addition, a separate shower room – created from the former fourth bedroom – is fully tiled and fitted with a modern walk-in, low-level shower cubicle and glass screen.

Externally, the southeast-facing garden has been beautifully arranged for both relaxation and entertaining. A decked terrace leads onto a paved patio, while a brick pathway runs through the lawn to a further brick-paved seating area beneath a timber pergola. A timber shed sits on a paved base, and a dedicated log store complements the multi-fuel stoves within the home.

The current owners have carefully maintained the property, undertaking works typical of a home of this era, ensuring its character is preserved and protected for years to come.

Dundonald Avenue is a popular residential road within a moments walk of Pentre Mawr Park. The property is also conveniently located within walking distance of Abergele, infant, primary and secondary schools, the 2019 Sea Side

Award-Winning Pensarn Beach and Abergele town centre with its wide range of local shops, gastro pubs, cafes and other local amenities. Access to the A55 West is approximately 0.2 miles and access to the east is 0.7 miles for those looking to commute along the North Wales Coast.

This is a rare opportunity to acquire a character-filled family home in a highly convenient coastal location, offering space, warmth and enduring charm.

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 24-02-2026

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

Lounge

14'4" x 12'1" (4.39 x 3.69)

Reception Room

14'0" 12'1" (4.29 x 3.69)

Dining Room

13'2" x 10'9" (4.02 x 3.29)



Kitchen

13'3" x 7'10" (4.05 x 2.41)

Bedroom 1

14'5" x 12'2" (4.40 x 3.71)

Bedroom 2

13'4" x 11'11" (4.07 x 3.64)

Bedroom 3

11'2" x 10'8" (3.41 x 3.26)

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.

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.

