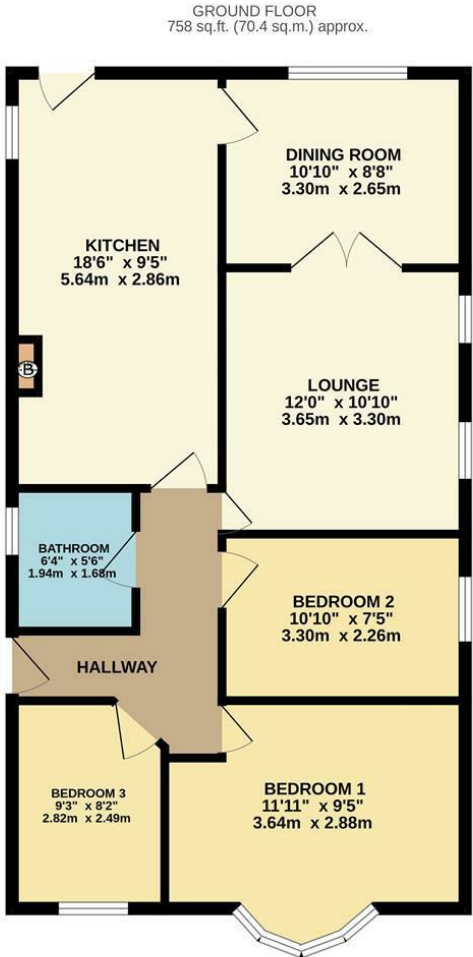
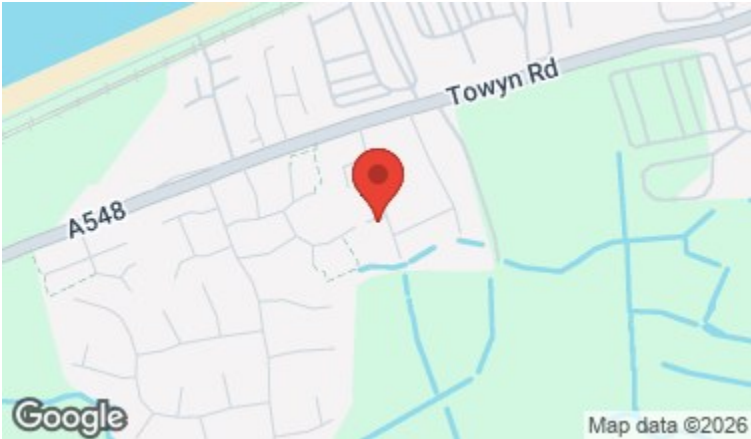
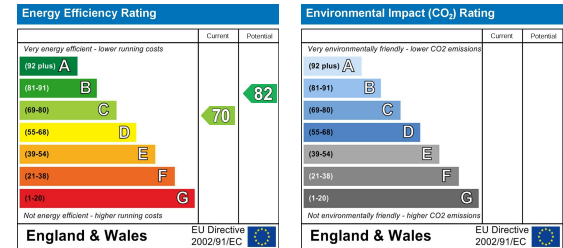




TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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20 Seafield Drive, Abergele, LL22 9AH
£190,000



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.

20 Seafield Drive, Abergele, LL22 9AH

£190,000



Tenure

Freehold

Council Tax Band

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

Property Description

Approached through an attractive cast iron gate, the brick-paved driveway provides parking for up to three vehicles, while the front garden combines concrete paving, decorative pebbled areas and established shrubs to create a pleasant and manageable frontage. A UPVC entrance door opens into a welcoming L-shaped hallway, where wood-effect laminate flooring continues throughout much of the accommodation and provides a practical foundation for everyday living.

The three bedrooms are thoughtfully positioned towards the front of the property. The principal bedroom is a generous room with ample space for a double bed and additional furniture, with a useful alcove providing further flexibility. A large bay window allows plenty of natural light to enter and creates a bright and comfortable atmosphere. Bedroom three offers excellent versatility and would make an ideal home office, hobby room or occasional bedroom, depending on your needs. Bedroom two is a practical single bedroom with useful built-in storage, making excellent use of the available space.

The family bathroom is finished with slate-effect tiled flooring and matching tiled walls, creating a practical and easy-to-maintain environment. The room features a shower cubicle with the shower supplied from the boiler, together with a WC, wash hand basin and heated towel rail.

The lounge is a generous reception room offering plenty of space for a variety of furniture arrangements. Wood-effect laminate flooring continues through the room, complemented by wallpapered walls and ceiling. Two windows provide natural light, while the existing fireplace remains intact behind its current covering, offering the potential for restoration and re-opening subject to the necessary checks. Double doors lead through into the adjoining dining room, creating an excellent flow between the two reception spaces.

The dining room continues the wood-effect laminate flooring and provides ample room for a large family dining table alongside additional furniture. A generous window overlooks the rear garden, bringing in plenty of natural light and creating a pleasant outlook.

At the rear of the property, the kitchen has been extended to create an impressive and spacious cooking and dining environment. There is ample room for a range cooker, fridge, freezer, washing machine and tumble dryer, alongside a generous selection of contemporary wall and base-mounted units providing useful storage and preparation space. A cupboard houses the Baxi combi boiler, while a door provides convenient access directly to the rear garden.

Outside, the rear garden is a particularly attractive feature, benefiting from a desirable west-facing aspect which allows the garden to capture the afternoon and evening sunshine. The garden is divided into two distinct areas, offering both practicality and privacy. The first section is designed for easy maintenance, with extensive concrete paving and high timber fencing creating a secluded setting. There is also space for a greenhouse and garden shed, while two side gates provide convenient access around to the front of the property.

Beyond this is a second garden area, predominantly laid to lawn and enhanced by mature trees and established shrubs, creating a wonderfully private and leafy backdrop. The combination of the two areas offers plenty of potential for outdoor entertaining, gardening or simply enjoying the evening sun

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 21-9-26

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

Lounge

11'11" x 10'9" (3.65m x 3.30m)

Kitchen

18'6" x 9'4" (5.64m x 2.86m)

Dining Room

10'9" x 8'8" (3.30m x 2.65m)

Bedroom 1

11'11" x 9'5" (3.64m x 2.88m)

Bedroom 2

10'9" x 7'4" (3.30m x 2.26m)

Bedroom 3

9'3" x 8'2" (2.82m x 2.49m)

Bathroom

6'4" x 5'6" (1.94m x 1.68m)

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.

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.

