



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.
While 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 St. Davids Road, Abergele, LL22 7TP
£190,000



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	
(92-101) A		(92-101) 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	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 65 (Current), 72 (Potential)

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.



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Tenure

Freehold

Council Tax Band

C - Average from 01-04-2026 £2,198.07

Description

As you arrive, a hardstanding driveway provides off-road parking and is bordered by neat pebbled areas that offer the opportunity for decorative planting. Stepping through the UPVC front door, you are greeted by a practical entrance hallway featuring built-in storage, ideal for coats, shoes, and everyday essentials.

The lounge is a wonderfully bright and spacious room, enhanced by a large double-glazed window that allows natural light to fill the space. Coved ceilings add a touch of character, while the electric fireplace creates a cosy focal point for relaxing evenings. From the lounge, an inner hallway leads to the remaining rooms of the home and includes a useful airing cupboard housing the boiler, along with access to the loft.

The principal bedroom is generously sized, comfortably accommodating a double bed while offering alcoves that provide ideal spaces for wardrobes or additional furniture. A large window ensures the room remains light and airy throughout the day.

The bathroom is neatly presented and designed for convenience, featuring a shower cubicle with an electric shower, a wash basin with useful storage beneath, and a WC. Laminate flooring and tiled walls complete the space with a clean, modern finish.

Towards the rear of the property, the galley-style kitchen offers a practical layout with tiled flooring and ample room for a freestanding fridge freezer, cooker, and washing appliance.

From the kitchen, the home opens into a delightful conservatory fitted with electrics and outdoor heating,

making it a comfortable year-round space. Currently used as a second reception room, it offers a quiet and private area to relax or entertain, with both a single patio door and double patio doors leading out into the garden.

The rear garden has been thoughtfully designed with low maintenance in mind, featuring an artificial lawn and enclosed by high fencing to provide a good sense of privacy. It's an ideal space to enjoy the afternoon sun, whether relaxing with a book or hosting friends, and there is also a shed offering useful outdoor storage.

Lounge

15'0" x 11'3" (4.58m x 3.43m)

Kitchen

9'4" x 6'9" (2.85m x 2.08m)

Bedroom

12'3" x 9'10" (3.74m x 3.02m)

Bathroom

6'11" x 5'6" (2.11m x 1.68m)

Conservatory

16'9" x 9'7" (5.13m x 2.94m)

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.

Both full fibre broadband are available to the property. Source - www.openreach.com/fibre-checker - as of 18-3-26

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

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

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.

