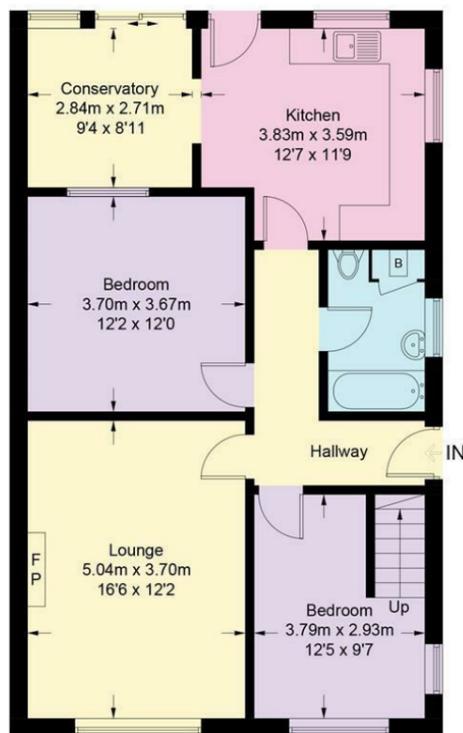




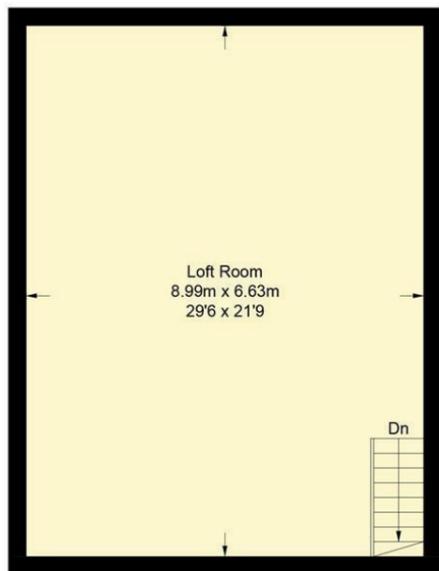
**P J B**  
Prys Jones & Booth

**71 The Broadway Abergele, LL22 7DF**

Approximate Gross Internal Area = 140.2 sq m / 1509 sq ft  
(Including Loft )



**Ground Floor**



**Loft Room**

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.  
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**71 The Broadway, Abergele, LL22 7DF**

**£185,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) <b>A</b>		(81-91) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>	<b>68</b>	(35-48) <b>D</b>	
(39-54) <b>E</b>		(23-34) <b>E</b>	
(21-38) <b>F</b>		(11-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	

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.



# 71 The Broadway, Abergele, LL22 7DF

£185,000



**Tenure**  
Freehold.

**Council Tax**  
Band C. Average from 01.04.2025 £20,62.96

**Property Description**  
Offered for sale with no onward chain is this semi-detached two bedroom bungalow situated at this popular and sought after address.

To the front of the bungalow there is an enclosed and walled garden with a drive to the side providing off road parking and leading to the garage. There is side pedestrian access to the enclosed rear garden which has access from the kitchen and conservatory.

A glazed uPVC side door leads to the entrance hall with laminate flooring and door leading to the accommodation as follows:

A good size living room overlooks the front garden with a large window allowing in natural light.

To the back of the living room you will find the well proportioned main bedroom and to the front a smaller bedroom with a staircase which leads to the storage attic room.

The bathroom comprises; panelled bath with overhead shower and glass splash screen, low level WC and wash hand basin. The walls are

mainly tiled and there is a useful storage cupboard.

The kitchen is at the back of the property and has a range of fitted wall and base units with white gloss fronts having wood effect tops and brick style tiled splash backs. Herringbone style vinyl flooring. There is a handy storage area between the kitchen and conservatory with space for a fridge freezer. A glazed uPVC door leads to outside.

**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.

## Hallway

**Lounge**  
16'6" x 12'1" (5.04m x 3.70m)

**Kitchen**  
12'6" x 11'9" (3.83m x 3.59m)

**Conservatory**  
9'3" x 8'10" (2.84m x 2.71m)

**Bedroom No: One**  
12'1" x 12'0" (3.70m x 3.67m)

**Bedroom No: Two**  
12'5" x 9'7" (3.79m x 2.93m)

**Attic Store**  
29'5" x 21'9" (8.99m x 6.63m)

## Garage

### 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.

