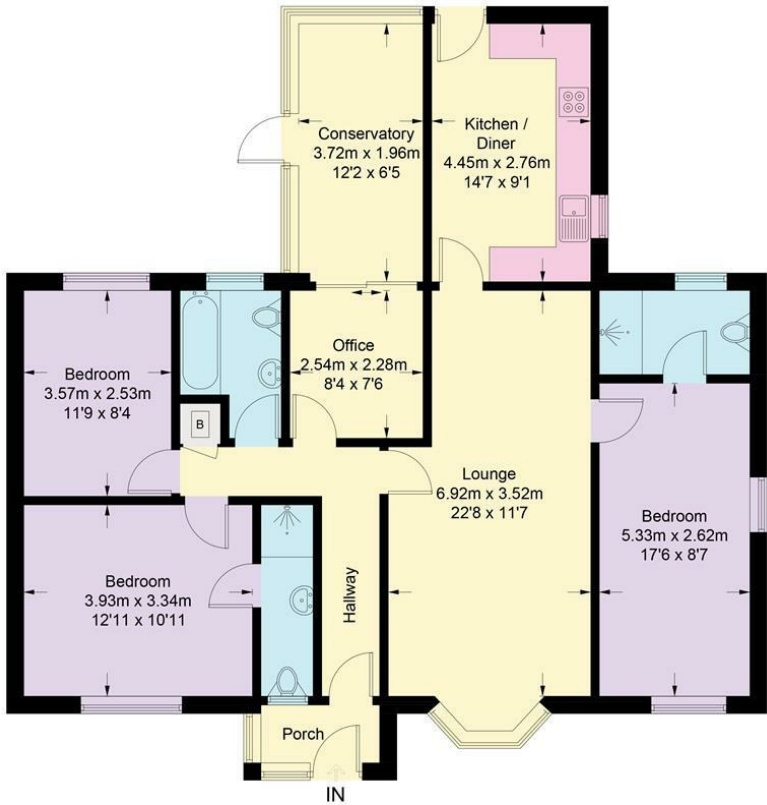


**7 Maes Tudno, Abergele, LL22 7RX**

Approximate Gross Internal Area = 114.6 sq m / 1233 sq ft



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 © (ID1266435)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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P J B

Prys Jones & Booth



**7 Maes Tudno, Abergele, LL22 7RX**  
**£285,000**



# 7 Maes Tudno, Abergele, LL22 7RX

## £285,000



**Tenure**  
Freehold

**Council Tax Band**  
Band - E - Average from 01-04-2025 £2,836.57

**Property Description**  
The home is approached via a smart brick-paved driveway providing ample off-road parking, complemented by a lawned front garden. A pathway leads to a timber gate giving side access to the rear garden.

A PVC door opens into a welcoming tiled vestibule, which flows through a glazed timber door into the L-shaped entrance hallway, complete with a charming archway, loft access and a useful cupboard housing the central heating boiler.

Wood-effect laminate flooring continues into the spacious open-plan lounge and dining area, where a bay window fills the room with natural light and creates a bright, relaxing atmosphere.

The kitchen is generously proportioned and fitted with a range of shaker-style wall and base units, tiled flooring and ample worktop space. Integrated appliances include a double gas oven and grill with gas hob, alongside plumbing for a washing machine and recessed ceiling lighting. A PVC door opens directly onto the rear garden, making outdoor dining and entertaining effortless.

The main bedroom sits to the front of the property and features a contemporary semi-fitted wardrobe and a fully tiled en-suite shower room with folding screen, hand wash basin, WC, chrome towel rail and mirrored cabinet.

Bedroom two is a comfortable double overlooking the rear garden, while the converted garage now provides a bright and versatile third bedroom or additional reception room, complete with its own modern en-suite shower room.

A further snug or study is accessed from the hallway and

offers excellent flexibility, previously used as a home office but equally suitable as a single bedroom. Sliding patio doors lead from here into a garden conservatory with wood-effect flooring and views across the rear garden.

The main bathroom is finished with partially tiled walls and flooring, a bath with rainfall shower and separate handheld diverter, glass screen, WC, basin and chrome heated towel rail.

Outside, the south-facing rear garden is a real highlight, enjoying sunshine throughout the day. A large paved patio provides the perfect space for outdoor furniture and summer dining, while a small stone-chipped area, lawn and raised flowerbeds edged with timber sleepers create a pleasant and low-maintenance outdoor setting. The garden is securely enclosed by timber fencing and a brick wall, with space for a shed, an outside tap and access around both sides of the property.

The property is located on Maes Tudno, a peaceful residential cul de sac surrounded by property of a similar build and is situated within a short walk of Abergele town centre where you will find a wide range of local amenities, the award-winning Pensarn beach and Pentre Mawr Parc. The A55 is also easily accessible for those looking to commute along the North Wales Coast.

**Services**  
It is believed that the property is connected to mains gas, electricity, water and sewage services; however, purchasers are advised to verify all service connections with their solicitor.

Both full fibre broadband is available to the property (source: [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker), checked on 14-1-26).

Please note that the selling agent has not tested any appliances.

The selling agent has not obtained any documentation

relating to building regulations, planning permissions or approvals. Prospective purchasers must ensure that all necessary checks are carried out by their legal representatives prior to exchange and completion.

**Lounge**  
22'8" x 11'6" (6.92 x 3.52)

**Kitchen**  
14'7" x 9'0" (4.45 x 2.76)

**Conservatory**  
12'2" x 6'5" (3.72 x 1.96)

**Snug/office**  
8'3" x 7'5" (2.54 x 2.28)

**Bedroom 1**  
12'10" x 10'11" (3.93 x 3.34)

**Bedroom 2**  
11'8" x 8'3" (3.57 x 2.53)

**Bedroom 3**  
17'5" x 8'7" (5.33 x 2.62)



**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.

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