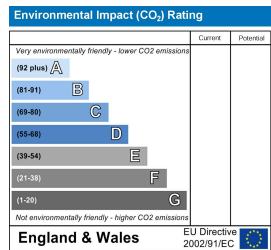
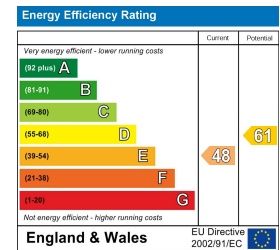
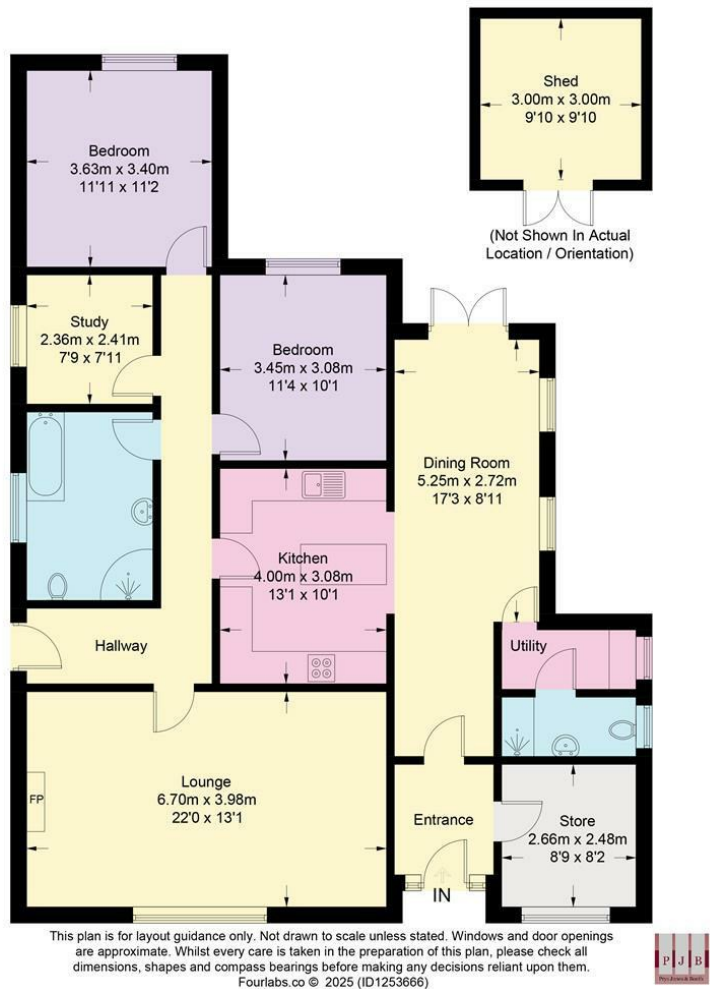




**3 Clwydian Avenue, St. Asaph, LL17 0BL**

Approximate Gross Internal Area = 130.4 sq m / 1404 sq ft  
Shed = 9.0 sq m / 97 sq ft  
Total = 139.4 sq m / 1501 sq ft



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



**3 Clwydian Avenue, St. Asaph, LL17 0BL**

**£370,000**





# 3 Clwydian Avenue, St. Asaph, LL17 0BL

## £370,000



### Tenure

Freehold

### Council Tax Band

Band - D - Average from 01-04-2025 £2161.62

### Property Description

The home enjoys excellent kerb appeal, with twin driveways joined by attractive brick paving, forming a convenient drive-on, drive-off layout. A central flowerbed filled with mature shrubs and seasonal plants provides a splash of colour, while timber gates to both sides give access to the spacious rear garden.

A contemporary composite front door, framed by glazed side panels, opens into a welcoming entrance vestibule laid with stylish wood-effect laminate flooring. From here, a converted garage offers a versatile space — ideal as a home office, hobby room, or for additional appliance storage, housing the utility meters and electrical consumer unit.

A glazed timber door leads into the heart of the home - an expansive open-plan kitchen, dining, and living area filled with natural light from two skylights. The kitchen features sleek, matte-finish, handleless cabinetry with under-cabinet lighting and decorative tiled splashbacks. A moveable central island with a solid wood worktop offers the perfect spot for casual dining or food preparation. Integrated appliances include an electric oven, microwave/grill, induction hob, fridge freezer, and dishwasher. The boiler is neatly concealed within a cupboard, and electric underfloor heating adds a touch of luxury.

The adjoining dining area provides ample space for a large dining set and dresser, with patio doors leading directly to the rear garden — perfect for alfresco entertaining. Off the dining area, a utility space offers plumbing for laundry appliances, while a convenient shower room includes a WC, hand basin, and corner shower with part-tiled walls.

The main lounge is a generously sized and well-lit space, offering the ideal setting for relaxation. A solid stone gas

fireplace serves as a striking focal point, complemented by ample room for a full suite of furniture.

From the side driveway, an additional entrance opens into an L-shaped hallway connecting all bedrooms and the family bathroom.

The primary bedroom, located to the rear, enjoys peaceful views over the garden and offers ample space for a king-size bed and furniture, enhanced by coved ceilings. The second bedroom is equally spacious and benefits from the same tranquil outlook, while the third bedroom is currently used as a home office but could easily serve as a single or guest bedroom.

The family bathroom is beautifully presented in a modern, fully tiled design, complete with a floating vanity unit, fitted storage, WC, large bathtub, and a walk-in shower cubicle with glass doors. A heated towel radiator completes the contemporary finish.

Stepping outside, the rear garden is a generous, private space, perfect for outdoor living. Brick paving extends from the front to form a large patio area, ideal for dining or relaxing in the sunshine. Beyond lies a large lawn, bordered by timber fencing and dotted with fruit trees and flowering plants. There's also a timber shed for garden storage and a concrete base — perfect for installing a greenhouse. Although north-facing, the garden enjoys plenty of sunlight throughout the day thanks to its open aspect and spacious layout.

### Notice To Purchasers

This property is subject to a grant of probate. At the time these details were issued 12/11/25 - the application has been submitted and is expected to be received within 6-8 weeks, although we are informed applications are being received within 2-weeks.

### 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 and copper broadband are available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 1-11-25

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

### Lounge

21'11" x 13'0" (6.70 x 3.98)

### Kitchen

13'1" x 10'1" (4.00 x 3.08)

### Dining Room

17'2" x 8'11" (5.25 x 2.72)

### Store room

8'8" x 8'1" (2.66 x 2.48)

### Bedroom 1

11'10" x 11'1" (3.63 x 3.40)

### Bedroom 2

11'3" x 10'1" (3.45 x 3.08)



### Bedroom 3

7'8" x 7'10" (2.36 x 2.41)

### 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.

