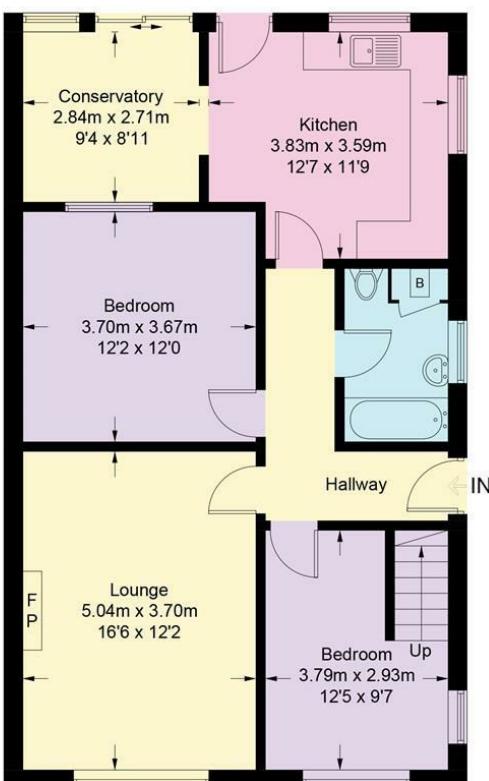


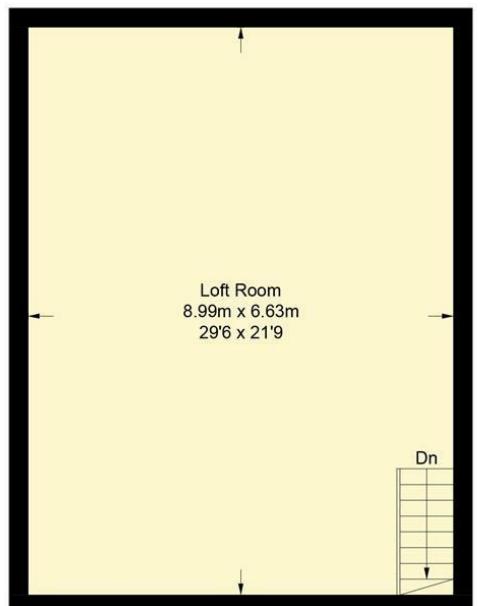


71 The Broadway Abergel, LL22 7DF

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	77	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	68	(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	
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ 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.



71 The Broadway, Abergel, LL22 7DF

£190,000



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£190,000



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 Abergel offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergel, 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 Abergel 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.