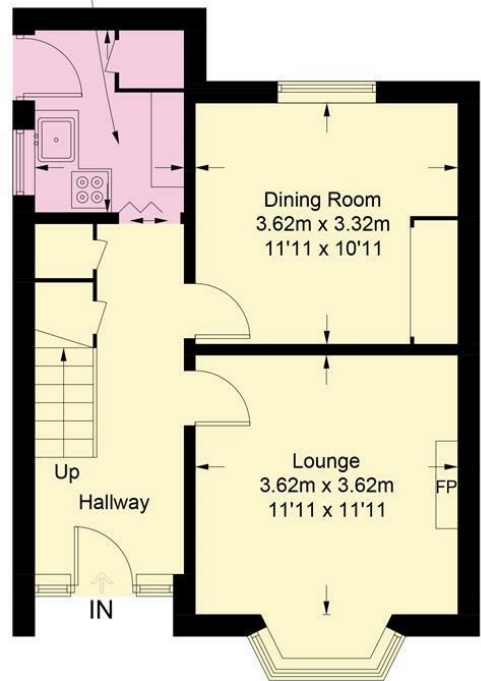


### 48 Clwyd Avenue, Abergele, LL22 7NF

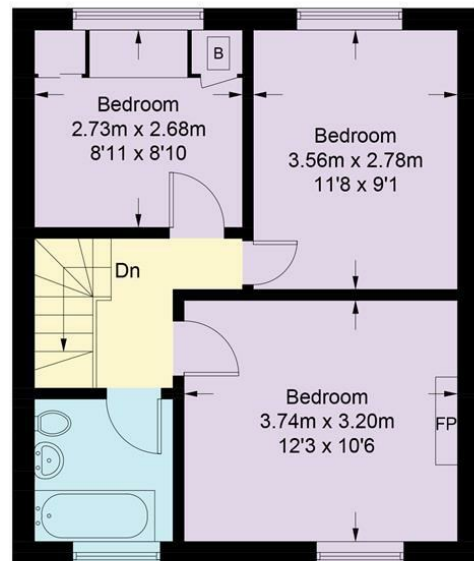
Approximate Gross Internal Area = 83.2 sq m / 895 sq ft  
 Garage = 12.6 sq m / 136 sq ft  
 Total = 95.8 sq m / 1031 sq ft



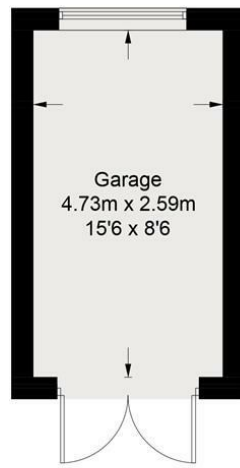
Kitchen  
2.50m x 1.96m  
8'2" x 6'5"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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 © (ID1244340)



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) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E	52	(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		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.

P J B

Prys Jones & Booth



### 48 Clwyd Avenue, Abergele, LL22 7NF

£150,000



# 48 Clwyd Avenue, Abergele, LL22 7NF

£150,000



## Tenure

Freehold

## Council Tax Band

Band - C - Average from 01-04-2026 £2,198.07

## Property Description

As you approach the home, wrought iron gates open onto a generous driveway, extending alongside the property and providing ample parking for several vehicles. The drive culminates in a single garage, while the front garden, recently reclaimed from its overgrown state, now reveals a stone-chipped area that offers plenty of scope for further landscaping and personal touches.

The property is entered through an inviting open porch, framed by a charming arch and laid with traditional black and white tiling. A timber-framed door with decorative stained-glass inserts and matching side panels, welcomes you into a spacious entrance hall, where useful storage can be found beneath the staircase.

The main lounge sits to the front of the home, where a south-facing bay window floods the room with natural light. A chimney breast with a gas fireplace creates a cosy focal point, while the room itself offers excellent space for a variety of seating arrangements. To the rear, a second reception room provides versatility as a dining room, snug, or study, with alcoves flanking the chimney breast—one fitted with storage and the other lending itself to bespoke shelving. This room enjoys a pleasant outlook over the rear garden.

The kitchen, though compact, holds superb potential. Currently fitted with wall and base units, it could be reimagined as an open-plan kitchen-diner (subject to the relevant permissions). A useful rear porch, accessed through the kitchen, provides additional storage and direct access to the garden.

Upstairs, the landing is bright and airy thanks to a tall feature window, with a hatch leading to the loft space. The

primary bedroom at the front of the property is a generously sized double, enjoying abundant natural light from its south-facing window and featuring a fitted sink. The second bedroom, also a double, overlooks the rear garden and showcases details such as picture rails and skirting boards. The third bedroom, a well-proportioned single, includes fitted storage and houses the gas central heating boiler. The family bathroom retains a retro style, fitted with a bathtub and overhead shower, hand wash basin and WC.

The rear garden is of a good size, beginning with a hardstanding patio area that leads onto a lawn, all enclosed by timber fencing and dotted with mature shrubs to the rear for added privacy. While the single garage requires some attention, the outdoor space overall offers excellent potential for family enjoyment or further enhancement.

A true highlight of this property is its enviable location. Nestled on Clwyd Avenue, it lies within walking distance of local infant, primary and secondary schools, Abergele's town centre—with its range of shops, pubs and well-established supermarket—alongside the scenic Pentre Mawr Park and Pensarn Beach. For commuters, the A55 Expressway is just a mile away, providing easy east and westbound connections along the coast.

## Lounge

## Reception Room

## Kitchen

## Bedroom 1

## Bedroom 2

## Bedroom 3

## Garage

## 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, 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.

