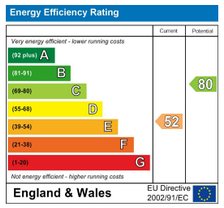
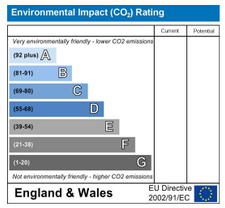


Total area: approx. 137.4 sq. metres (1479.4 sq. feet)





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



2 Church Street, Abergele, LL22 8SD

£290,000

4 2 4 E





2 Church Street, Abergele, LL22 8SD
£290,000





Tenure
Freehold

Council Tax Band
Band - B - Average from 01-04-2026 £1,923.30

Property Description
The frontage presents an inviting first impression, with a rendered façade complemented by a slate-chipped area adjacent and well-stocked flower beds that provide a colourful and welcoming approach. A timber-built porch with glazed inserts offers a practical entrance space before leading through a timber glazed door into the main living area.

Inside, the lounge offers warmth and character, featuring wood-effect laminate flooring and ample space for comfortable seating arrangements. A multi-fuel burning stove set beneath a striking timber mantel creates a cosy focal point, perfect for relaxing evenings. The staircase rises to the first floor, while a useful under-stair cupboard houses the hot water tank. An open doorway leads seamlessly into the kitchen extension.

The kitchen is bright and welcoming, benefitting from a south-facing aspect that floods the space with natural light. Quarry tiled flooring adds a rustic touch, while base units and solid wood worktops provide practical workspace. There is room for freestanding appliances including a cooker and fridge freezer, along with plumbing for a washing machine. An open archway flows naturally into the dining area.

The dining space is generously proportioned, with tiled flooring and ample room for a table, chairs, and additional furniture, ideal for both everyday living and entertaining. From here, timber doors lead into a charming snug, which is also accessible from the main lounge. This additional reception room offers a cosy retreat with carpeted flooring, coved ceilings, and modern décor, creating a versatile space for relaxation.

Beyond the snug lies a further reception room, currently utilised as a home bar, showcasing exposed timber beams and pleasant views to the front aspect. This highly adaptable space could serve a variety of purposes, from a home office to a hobby room, depending on individual needs.

The ground floor is completed by a well-appointed bathroom, accessed from the hallway, featuring partially tiled walls, tiled flooring, a bathtub with glass screen and shower over, along with a WC and hand basin.

Upstairs, an L-shaped landing with a window provides access to four bedrooms. The primary bedroom is full of character, with exposed timber purlins, a Velux window, and a front-facing window allowing light to pour in. There is ample space for a king-size bed and a range of freestanding furniture, while an adjoining room, currently used as a music room offers further flexibility as an additional bedroom, dressing room, or workspace. The second bedroom is another generous double, also featuring exposed beams and a useful storage cupboard. The third bedroom is a versatile L-shaped single, ideal as a child's room or home office. A convenient first-floor WC with hand basin and tiled splashback serves the upper level.

To the rear, a porch area continues the quarry tiled flooring and provides access to the garden. The outdoor space is a true highlight, arranged over two tiers and enjoying a sunny south-facing aspect. The lower level offers a paved seating area, perfect for al fresco dining, alongside practical features such as a water butt and air source heat pump. Steps lead to the upper tier, where a lawned garden is interspersed with vibrant planting, a winding stone chip pathway, and a charming pond with fish. Additional seating areas provide peaceful spots to relax, while mature hedging borders the garden, enhancing privacy. At the far end, a timber decked terrace creates an elevated entertaining space, with room for a shed and gated access to a grassed area with right of way for bins. Beyond, the garden enjoys a delightful outlook adjoining open farmland.

An additional outbuilding offers excellent potential for conversion into further accommodation or workspace, subject to the appropriate planning permissions and building regulations, and is currently utilised as a store. To the side, a small grassed area complements the property, while a stone-chipped driveway provides off-road parking for one vehicle and leads to an open garage-style lean-to, ideal for further storage.

Services
It is believed the property is connected to mains electric, water and sewage services although we recommend you confirm this with your solicitor.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 22-4-26

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

Lounge
13'4" x 12'2" (4.08m x 3.73m)

Snug
13'6" max x 12'3" (4.12m max x 3.75m)

Bar
13'6" x 11'10" (4.12m x 3.62m)

Dining Room
11'1"x 9'11" (3.38mx 3.04m)

Kitchen
10'11" x 10'6" max (3.35m x 3.22m max)

Bedroom 1
13'8" x 12'0" (4.19m x 3.67m)

Bedroom 2
13'6" x 11'10" (4.12m x 3.63m)

Bedroom 3
10'6" x 12'3" (3.22m x 3.75m)






Bedroom 4
10'3" x 12'2" (3.13m x 3.73m)

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.

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.