

28 Plas Hesketh

Abergele LL22 8FL

£238,000

This is a home particularly well suited to professional couples, hybrid workers and small families seeking contemporary living with the flexibility to adapt their home as life changes. It offers the efficiency and low maintenance of a modern property while providing considerably more usable space than many homes of a similar size.

Tenure: Freehold - EPC B - Council Tax: C





A contemporary home designed around the way you live. Situated on a sought-after modern development with play areas, public spaces, Medical Practice and pharmacy within a 5-min walk and a small nature reserve together with easy access to the North Wales Coastal Path in Abergele, 28 Plas Hesketh is a beautifully presented three-bedroom end-terrace home offering over 1,050 sq ft of stylish, energy-efficient accommodation. With an EPC rating of B, generous driveway parking for two cars, an EV charging point and an updated south-west facing garden, this is a home that combines modern practicality with exceptional flexibility.

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

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ESTATE AGENTS • GWERTHWYR TAI

Location

Located on the outskirts of the town centre, within easy walking distance of shops and services.
Abergele is a traditional market town located on the North Wales coast with direct access to transport networks.

Accommodation Affords
(Approximate measurements only)

Reception Hall:

Ground floor Cloakroom:
Down stairs w.c and wash hand basin.

Lounge:
13'8" x 13'4" (4.19m x 4.07m)

Kitchen:
15'7" x 10'2" (4.76m x 3.10m)

First Floor

Bedroom 2:
13'6" x 10'4" (4.14m x 3.17m)

Bedroom 3:
13'5" x 8'7" (4.09m x 2.64m)

Family Bathroom:
9'3" x 6'7" (2.82 x 2.01)

Second Floor

Bedroom 1:
13'5" x 12'9" (4.09m x 3.91m)

En suite
6'5" x 6'5" (1.98m x 1.97m)

Services
Mains electricity, gas water and drainage.

Outside:
South-west facing rear garden, creating an ideal setting for summer dining, entertaining or simply enjoying the afternoon and evening sunshine.
Parking for 2 vehicles to the front with electric car charging point.

Council Tax Band:
Conwy County Borough Council tax band C

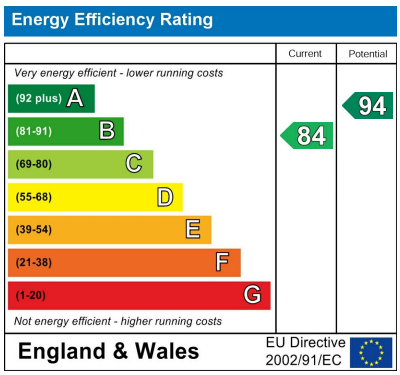
Viewing:
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Proof of Identity:
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Agents Note
We are informed that the property is freehold. There is an annual service/maintenance charge. This covered the maintenance of any communal areas including the two parks. This is £305 per year, with the next payment not due until January 2027.







These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these

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