



## 20 Berthglyd

Abergele LL22 7HR

£85,000

A mid-terrace two-bedroom house situated in a convenient and level location within Abergele, set amongst similar style properties and within easy reach of the town centre, local shops, schools, leisure facilities and the A55 expressway.

Tenure: Freehold. EPC - TBA. Council Tax - B.

To the ground floor there is a small entrance hall leading into a lounge with front aspect, together with a kitchen to the rear. To the first floor there are two bedrooms and a bathroom.

The property benefits from central heating and double glazing.

Externally, a particular feature is the generous garden, being larger than average for this style of property, offering lawned areas together with patio seating space. There is also off road parking to the front

Local Occupancy Clause will apply



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>



## 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.

The Accommodation Affords:  
(Approximate measurements only)

### Ground Floor

Small entrance hall, radiator, staircase leading off to first floor level.

### Lounge

11'8" x 13'8" (3.58m x 4.19m)

uPVC double glazed window overlooking front, radiator, TV point, fireplace surround.

### Kitchen

15'3" x 7'4" (4.66m x 2.24m)

Base and wall cupboards, Worcester boiler for central heating and hot water, plumbing for automatic washing machine, space for fridge, gas cooker point, uPVC double glazed window overlooking rear, composite double glazed rear door, understairs storage cupboard.

### Cloak Room

Low level w.c.



## First Floor Landing

Access to roof space, double panel radiator.

## Bedroom 1

10'8" x 10'8" (3.27m x 3.26m)

Double panel radiator, picture rail.

## Bedroom 2

9'2" x 8'9" (2.81m x 2.69m)

uPVC double glazed window, double panel radiator.

## Bedroom 3

7'7" x 7'4" (2.32m x 2.26m)

uPVC double glazed window overlooking front of property.

## Bathroom

9'0" x 4'7" (2.76m x 1.41m)

Panelled bath with shower above, pedestal wash handbasin, low level w.c. wall tiling.

## Outside

The property benefits from a substantial front garden with large grassed garden, paving and parking area, timber shed (in need of repair). To the immediate rear there is yard area.

## Services

Mains water, electricity, gas and drainage are connected to the property.

## Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500 or Llanrwst Office: 01492 642551

## Proof Of Funds

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.

## Council Tax

Band B.

## Directions


Proceed along the A55 to the roundabout by McDonalds, take the last exit towards Abergele and first right by the garage down towards the school and the property will be viewed on the left hand side.

## Agents Note:

The property is subject to a Local Occupancy Clause which restricts the sale to people living or working within a 30 mile radius of the property and have been doing so for a period of 3 years prior.

Full details from agent.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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