



# flat 5 Marine Road, Abergele, LL22 7PR

## Auction Guide £16,000



For sale by Auction on the 4th May 2021

1 Bedroom, third floor flat.

The 1 bedroom flat is located on the third floor above the shop. The flat needs some internal renovation. Double bedroom leading to hallway, Leading onto kitchen and lounge.

Please enquire with Tom on 01636 558200 for more details about the auction.

Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele is located just off the A55. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town, only 1 hour away from Holyhead port easy trips to Dublin Ireland taking 90 minutes on the fast ferry.

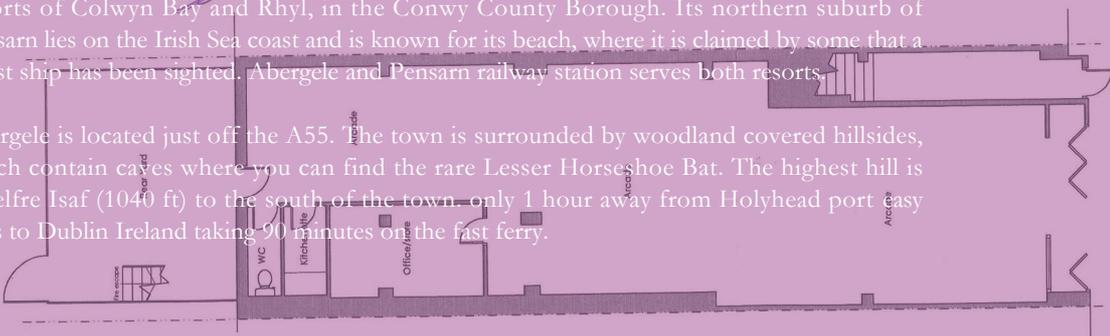
### Viewing

Please contact our NALC Auctions Office on 01636 558 200

If you wish to arrange a viewing appointment for this property or require further information.

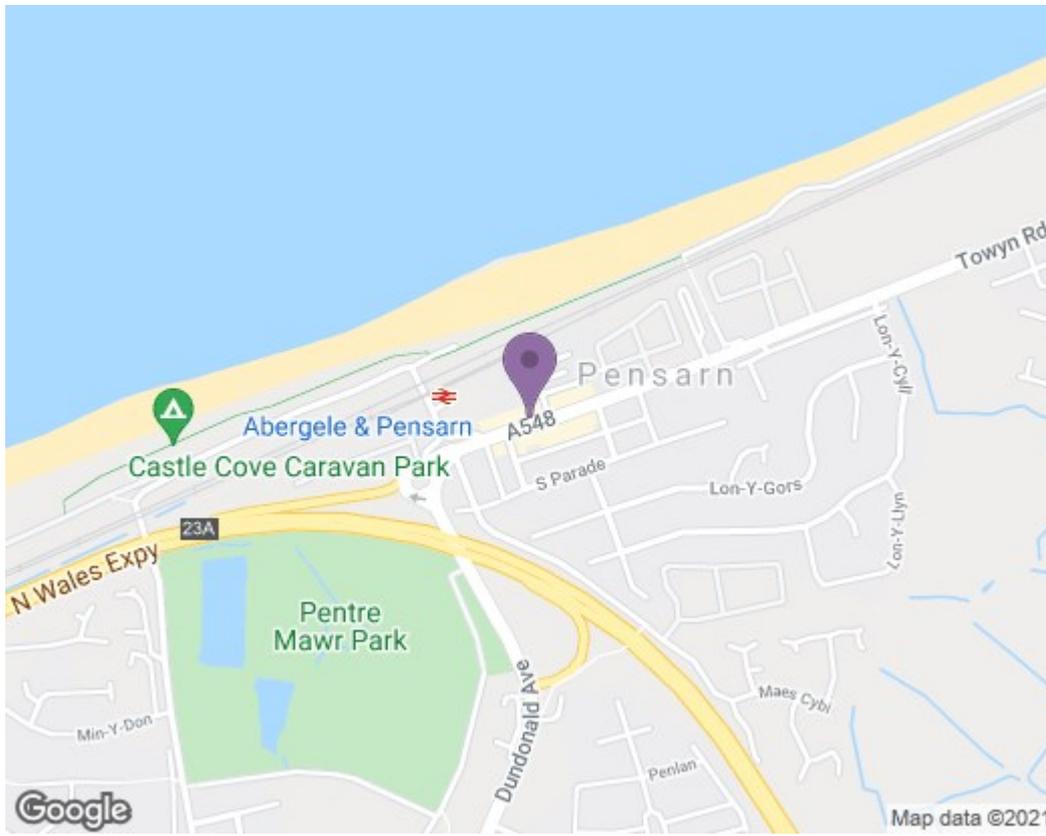


Existing First Floor Plan - 1:100



Existing Ground Floor Plan - 1:100

title:	Existing floor plans
location:	46 Marine Road Pensarn Abergele
agent:	Mr. S. Jones
drawing number:	SU01
scale:	1:100
date:	20th 2020
revision:	



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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