



ACREA

7 Gele Avenue, Abergele
£169,500

At ACREA we are the experts that live around the corner, you'll find us in your favourite coffee shops, walking the same walks or supporting the same local business.

We're part of the community, not just working in it, so who better to help than the people living right beside you?





The property is located within Abergele which is a traditional market town, a short walk from the property takes you to the town centre which offers shops, cafes and everyday amenities.

Gele Park located just behind the property is a popular green space with a children's play area and also has River Gele running through, providing pleasant walking routes and open space to enjoy.

Also nearby is Gwrych Castle, a well known local landmark hosting a variety of events and activities throughout the year, and famously used as a filming location for I'm a Celebrity... Get Me Out of Here!.



A characterful home offering generous living space and excellent potential, with renovation works already underway. Retaining a number of attractive period features and original style details, the property combines charm with the opportunity to modernise and create a home tailored to individual taste.

Entering the property, you are welcomed into the hallway which provides access to the main living areas. The hallway is currently in need of some updating but already shows character, the wall has taken back to brick ready for modernisation.

From here, you are led into the front lounge, which benefits from a bay window that adds both space and light, creating a comfortable living area. Further along, the hallway opens into a separate dining room, ready for someone to make their own. This room would benefit from modernisation but already offers useful alcove storage and good potential.

Continuing through is the kitchen which is fitted with a range of floor and wall units, providing storage and workspace, with room for both built in and freestanding appliances. The space is functional but ready for updating, giving you the chance to put your own stamp on it. The kitchen also provides access to the ground floor WC, offering added convenience for guests. It also provides access out to the rear courtyard.

Upstairs provides two double bedrooms on the first floor, along with a large family bathroom. Both bedrooms benefit from already being modernized with mirrored built in wardrobes giving extra storage and a modern feel. On the third floor there is loft room currently being used as a bedroom.

The family bathroom is spacious and fitted with a modern suite, including a bath with overhead shower, wash basin and WC, providing a practical layout for everyday use.





The Details

- No Onward Chain
- Modernized In Areas
- Three Bedroom Mid Terraced Property
- Close To Town Centre
- Opportunity To Make Your Own

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- Total Floor Space 1,264sqft
 - Council Tax Band C
 - EPC D



These details are provided as a guide and do not form part of any offer or contract. While care has been taken to ensure accuracy, descriptions, images and plans are for guidance only and should not be relied on as statements of fact.

Some images may have been enhanced or generated using artificial intelligence for illustrative purposes only and should not be relied upon as an accurate representation of the property.

All measurements are approximate. Buyers should check any information they wish to rely on through inspection or other means.

We have not tested any services, systems or appliances and cannot confirm that they are in working order.

We act on behalf of the seller and are not authorised to make any statements or warranties about the property. We accept no responsibility for any loss or costs arising from reliance on these details.

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