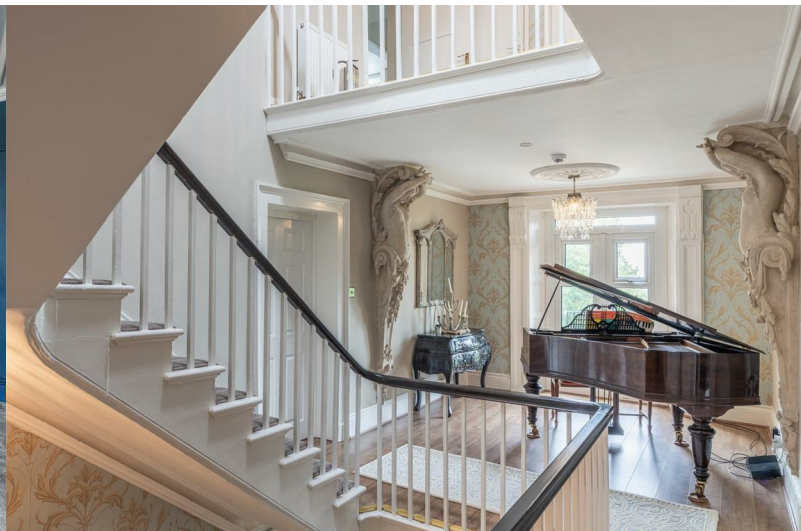




Bryn Aber House Llanfair Road

, Abergele, LL22 8DH

£900,000



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Accommodation

Spread over three floors, the accommodation provides ample luxurious spaces, plenty of versatility, and is finished to a high standard throughout.

Spacious Living Areas: This property boasts a number of generous living areas, each with classic fireplaces perfect for cosy evenings, and large windows providing a light and airy feel. A formal living room to the front of the property is a real showpiece, styled beautifully to reflect the period of the property. Leading directly from the kitchen is a family sitting room, perfect for the whole family to congregate and spend time together.

Impressive Receptions: A dining room fit for a feast! At the front of the property is a stunning dedicated dining area, with a feature fireplace. This room embodies the luxurious feel and style of this property and provides the most incredible space for social people looking to entertain guests. That's not all—tucked at the back of the property is the largest space yet, a huge recreational room currently being utilised as a snooker and games room. This space would lend itself to multiple uses, including a gym or cinema room.

Modern Kitchen: A beautiful, modern yet traditionally styled kitchen blending the two styles harmoniously. Finished with premium granite worktops, a standalone feature oven and stove, and right in the heart, an impressive island that can accommodate the whole family. Open directly through to a spacious sitting room, these connected rooms make the perfect family hub.

Functional Spaces: This home also provides a wealth of additional functional spaces including a downstairs cloakroom off the rear hall, along with a large utility and laundry space ideal as a secondary “chef's kitchen” and an office space off the main hallway.

Bedroom Suites: The property comprises at least six bedrooms, with five having private bathrooms. These rooms are currently laid out as suites, comprising a mix of bedroom, dressing, and bathroom spaces, with others having dedicated reception areas. Each room provides the kind of space you'd now come to expect of such a generously scaled property. There is scope with many of these rooms to either expand the total number of bedrooms if required. Alternatively, with two of the rooms being on the second floor, these would make great multi-purpose rooms, whether working from home is important or for dedicated self-contained living.

Gardens: Sitting behind electric gates, stone walls, and mature hedging, the property boasts a beautifully landscaped garden, ideal for outdoor activities, gardening, or simply relaxing in the sun. The patio area is perfect for al fresco dining and summer barbecues. To the front of the property, for convenience, there is dual gated access and ample space for parking multiple vehicles. Plans have been drawn up and a planning process started for an impressive two-storey garage and workshop space. For more information on this, please contact the agent.

Location

Situated on Llanfair Road, Bryn Aber House is within easy reach of Abergele's amenities, including shops, restaurants, schools, and transport links. The stunning North Wales

Tel: 01745 630322

coastline and the A55 expressway are also conveniently accessible, offering easy commutes to nearby towns and cities.

Perfect for those who want to balance the calm of country life while maintaining work in one of the nearby cities, with Chester 35 miles, Liverpool 45 miles, and Manchester 70 miles along major road networks.

Just a short drive away, Snowdonia offers some of the most spectacular landscapes in the UK, with rugged mountains, serene lakes, and lush forests. Outdoor enthusiasts will find endless opportunities for hiking, climbing, cycling, and wildlife spotting. The highest peak in Wales, Mount Snowdon, is a must-visit for both seasoned climbers and casual hikers, with various routes to suit all levels of experience.

Living so close to Snowdonia means you can easily enjoy weekend adventures, whether it's a challenging mountain ascent, a tranquil walk through scenic valleys, or exploring charming villages like Betws-y-Coed and Beddgelert. This natural wonderland provides a perfect escape from the hustle and bustle, enhancing the tranquil lifestyle offered by Bryn Aber House.

Historical Significance

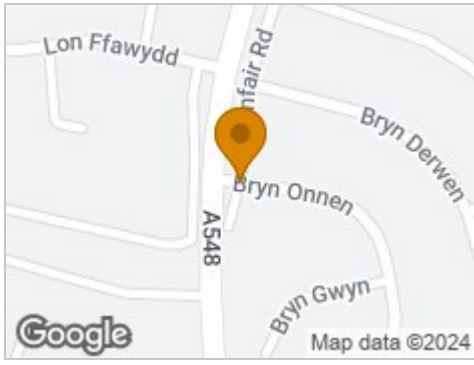
Bryn Aber House holds a special place in local history as the former residence of the esteemed Welsh scholar and writer Emrys ap Iwan (1848–1906). Emrys ap Iwan, born Robert Ambrose Jones, was a prominent figure in the Welsh literary and cultural revival of the late 19th century. Known for his passionate advocacy of the Welsh language and nationalism, he made significant contributions to Welsh literature and education. Emrys ap Iwan was a prolific writer and critic, whose works continue to influence Welsh cultural and political thought. His commitment to preserving and promoting the Welsh language earned him a lasting legacy, and his former home, Bryn Aber House, remains a symbol of his enduring impact on Welsh heritage.

Agent Notes

For complete peace of mind the current owners have had a state of the art security system installed by a well established firm based here in North Wales. This system can be monitored 24hours a day and provide alarm response. More information available upon request.



Road Map



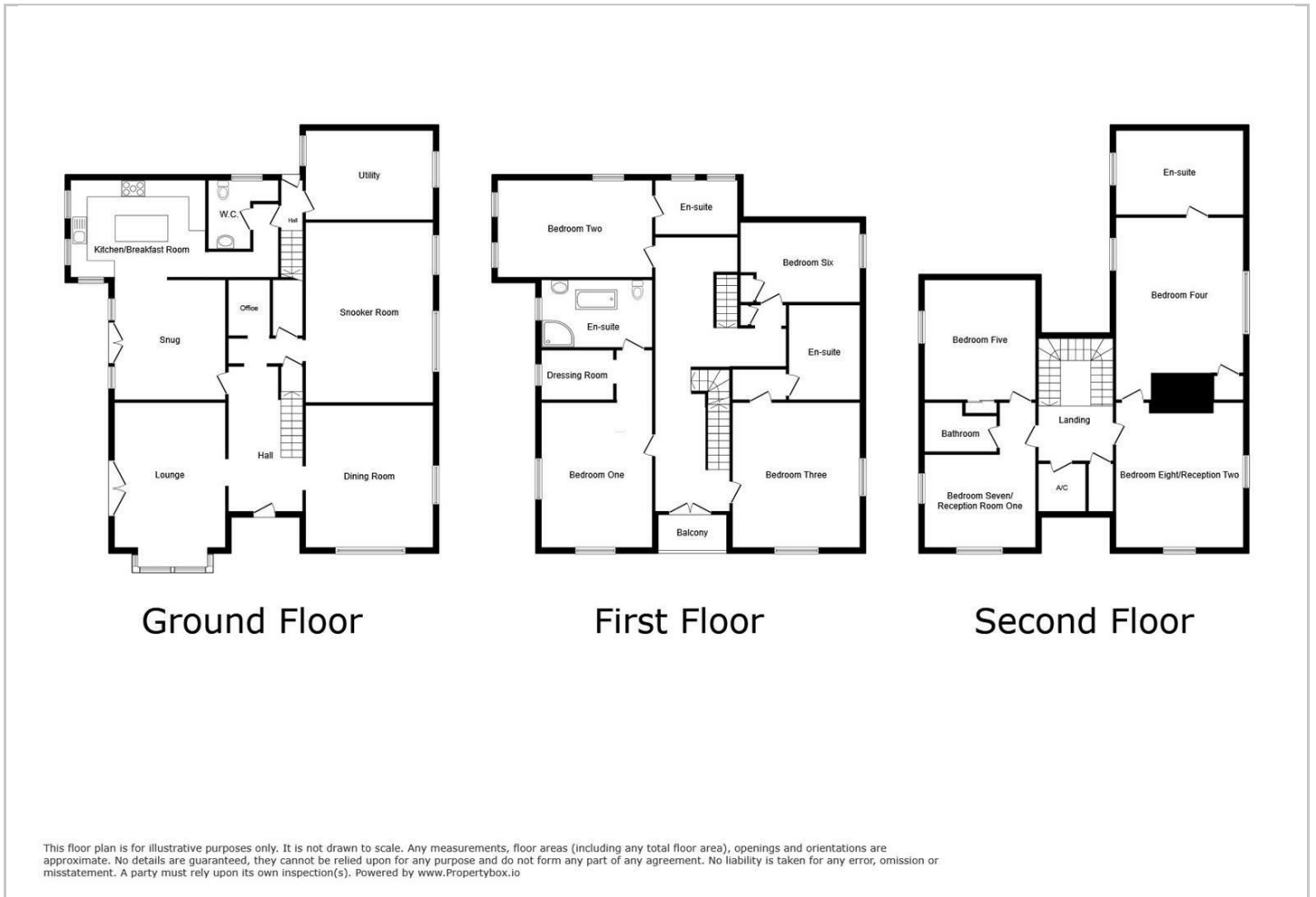
Hybrid Map



Terrain Map



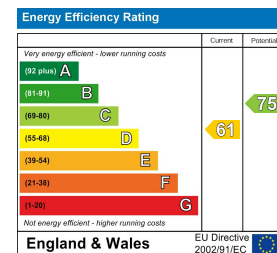
Floor Plan



Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.