



**7 Ffordd Y Graig, Llanddulas, Abergele, LL22 8LY**  
 Approximate Gross Internal Area = 81.9 sq m / 881 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 FloorplansUsketch.com © 2023 (ID941702)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
67	84		

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.



**7 Ffordd Y Graig, Abergele, LL22 8LY**  
**£225,000**



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David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.



## Tenure

Freehold

## Council Tax Band

D - Average £1,803.14

## Property Description

An expansive hardstanding driveway guides you to an inviting uPVC double-glazed door, ushering you into an entrance porch that seamlessly transitions into a luminous and spacious lounge adorned with laminate flooring.

From the lounge, an inner hallway leads to a generously proportioned open-plan kitchen/dining room. The kitchen is adorned with modern 'shaker' style wall and floor-mounted units, accentuated by a tasteful tiled splashback. Integrated appliances, including a fridge freezer, a double electric oven/grill, and a five-burner gas hob, grace the kitchen. This space also accommodates washing and drying appliances with ease.

A primary bedroom, featuring a vaulted ceiling, gazes upon the rear aspect, capitalizing on the captivating sea views. Offering ample space for freestanding wardrobes, this room exudes a sense of tranquillity. The second bedroom, overlooking the front aspect, equally provides room for free-standing wardrobes. The third bedroom, bright and airy with dual aspect windows, accessible via the lounge, offers versatility—suitable as a bedroom or a home office.

A fully tiled bathroom boasts an above-bath electric shower enclosed by a clear glass screen, a handwash basin, and a WC.

The property enjoys the comforts of gas central heating, double glazing throughout, and a front garden adorned with a manicured lawn, bordered by a brick wall and mature shrubs. Ample off-road parking extends to the side, accessible through double timber gates. The rear of the property features a lawned garden, encircled by timber fencing, and a raised decked terrace that provides a vantage point for breath-taking views of both the sea and Cefn yr

Ogof mountain. Positioned to bask in sunlight from morning till evening during the summer, the rear garden becomes an ideal spot for entertaining friends and family.

Nestled on the popular residential road of Ffordd Y Graig, surrounded by bungalows of similar architecture, the property is a short stroll from Llanddulas village centre. Here, you'll find convenient access to a chip shop, a post office, the well-loved Valentine Inn gastro pub, an Indian takeaway/restaurant, and the serene Llanddulas beach and coastal path. For commuters navigating the North Wales Coast, the A55 is just a few minutes' drive away!

## Lounge

14'9 x 11'4 (4.50m x 3.45m)

## Kitchen/Diner

20'8 x 7'11 (6.30m x 2.41m)

## Bedroom 1

13'5 x 8'7 (4.09m x 2.62m)

## Bedroom 2

11'9 x 8'9 (3.58m x 2.67m)

## Bedroom 3/Study

15' x 7'5 (4.57m x 2.26m)

## Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

## Professional Services

