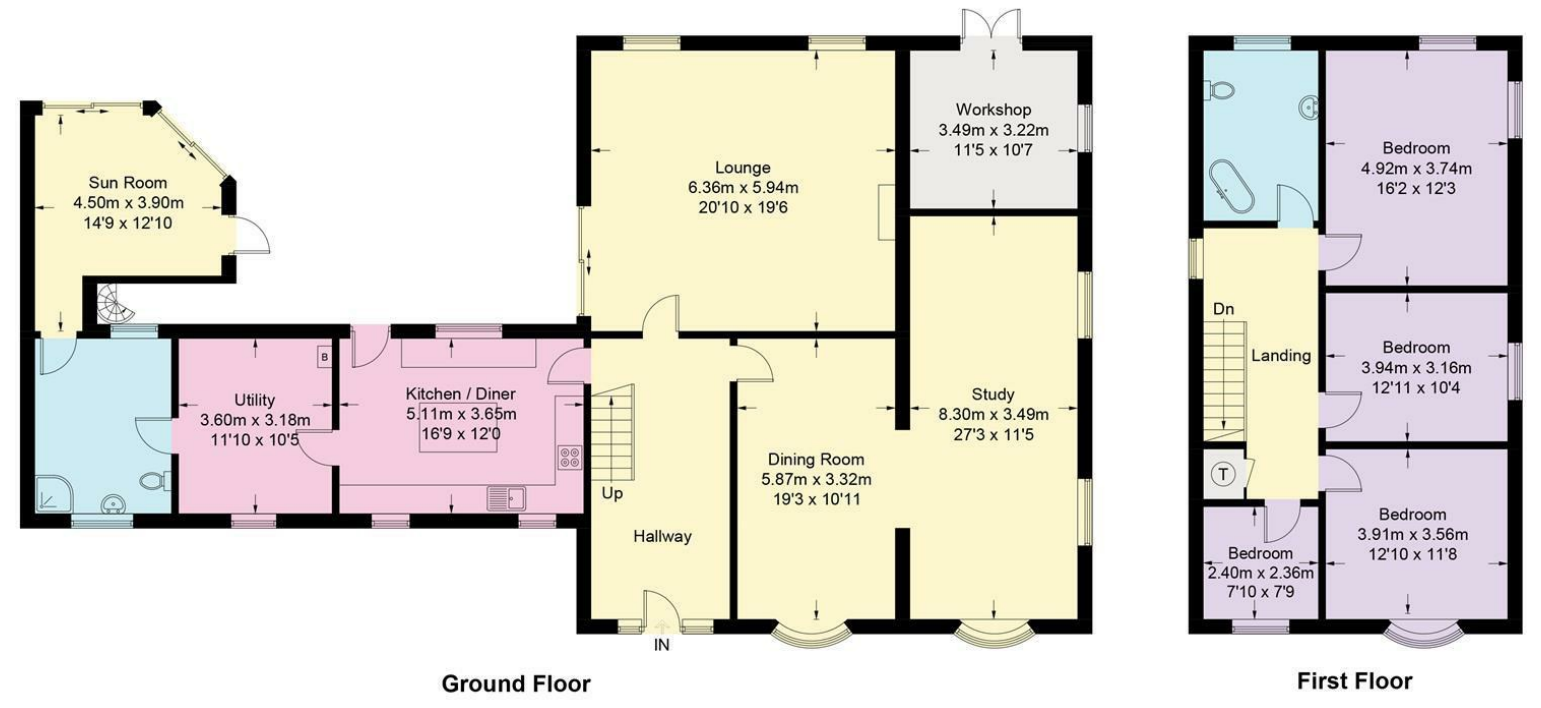


Bryn Caeneddau, Twll Llwynog Abergele, LL22 8DR

Approximate Gross Internal Area = 239.6 sq m / 2579 sq ft
 Workshop = 11.7 sq m / 126 sq ft
 Total = 251.3 sq m / 2705 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 (ID941697)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	70	A	A
53	70	B	A
	70	C	A
	70	D	A
	70	E	A
	70	F	A
	70	G	A

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



Bryn Cae Neddau Twll Llwynog, Abergele, LL22 8DR
£595,000



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Tenure

Freehold

Council Tax Band

G - Average £3,273.04

Property Description

The property comprises a uPVC double glazed door opening into a large, welcoming entrance hall laid with timber flooring and an open staircase leading to the first floor.

An exceptionally spacious lounge fitted with coved ceilings enjoys plenty of natural light from two south facing windows and has a stunning 1970s inspired stone built fire place spanning the width of the lounge that doubles up as a seating area and houses a gas operated, mock log burning stove.

A large dining room looks onto the front aspect of the property and enjoys far reaching views of the coast line and Tower Hill. There is an open arch with decorative brickwork connecting the dining room to a third reception room with dual aspect windows and is currently utilised as a home office.

Accessible off the hallway is a large kitchen/breakfast room fitted with ample shaker style wall and base kitchen units and a breakfast table while benefiting from a range of 'Bosch' branded integrated appliances that include an electric oven & grill, microwave & dishwasher. There is also an integrated fridge freezer and under counter wine fridge. A large utility room opens from the kitchen providing additional base units and counter top space, along with plumbing and power for washing appliances.

A handy ground floor shower room is located just off the utility room and is fully tiled with a WC and hand wash basin.

Completing the ground floor is a large garden room with exposed brickwork and plastic cladded ceilings with patio doors opening onto the garden, providing a useful space for those looking to host garden parties in the summer months.

The first floor accommodation offers a large, bright landing with an airing cupboard housing the water tank and offers access to the loft space.

A primary bedroom profits from fitted storage surrounding the bed space and a fitted dressing table, while enjoying the far reaching views on offer. There are an additional two double

bedrooms, both with fitted storage units, however bedroom two is split into two sections allowing room for two single beds and the fourth bedroom provides ample room for a single bed and a chest of draws.

There is a beautifully designed, partially tiled bathroom fitted with a WC, a handwash basin with storage and a stunning a rolltop bath with a hand held shower head, perched on a raised step.

Externally to the rear of the property is a large, paved patio area with a spiral staircase leading to a terrace offering a 360 panoramic view of the surrounding area. Tiered terraces with mature shrubbery and flower beds lead to a large, elevated lawned area enjoying views of the surrounding area, with a hedged border.

The property also benefits from gas central heating via an LPG tank located in the rear garden, double glazing throughout, operates on a septic tank and has solar panels that are owned outright. There is plenty of off road parking available tiered front garden offering multiple seating areas and is low maintenance having stone chippings and mature shrubs.

Occupying an elevated position that enjoys both sea and hillside views, the property is conveniently located just a five minute drive from Abergele town centre with its wide range of local shops, gastro pubs, cafes, and other local amenities as well as excellent transport links while providing easy access to the A55 for those looking to commute along the North Wales Coast.

Lounge
20'10 x 19'6 (6.35m x 5.94m)

Dining Room
19'3 x 10'11 (5.87m x 3.33m)

Study
27'3 x 11'5 (8.31m x 3.48m)

Kitchen/Diner
16'9 x 12' (5.11m x 3.66m)

Utility
11'10 x 10'5 (3.61m x 3.18m)

Sun Room
14'9 x 12'10 (4.50m x 3.91m)

Bedroom 1
12'10 x 11'8 (3.91m x 3.56m)

Bedroom 2
16'2 x 12'3 (4.93m x 3.73m)

Bedroom 3
12'11 x 10'4 (3.94m x 3.15m)

Bedroom 4
7'10 x 7'9 (2.39m x 2.36m)

Workshop
11'5 x 10'7 (3.48m x 3.23m)

Abergele

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 lies just off the A55 and is well known for Gwrych Castle. 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. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around

10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

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

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.

