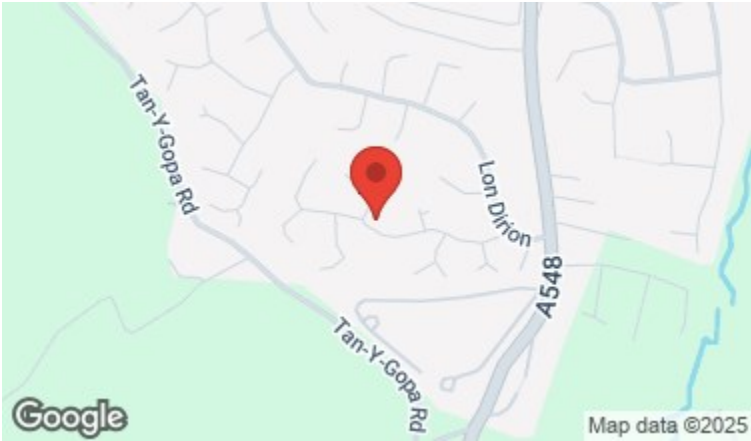
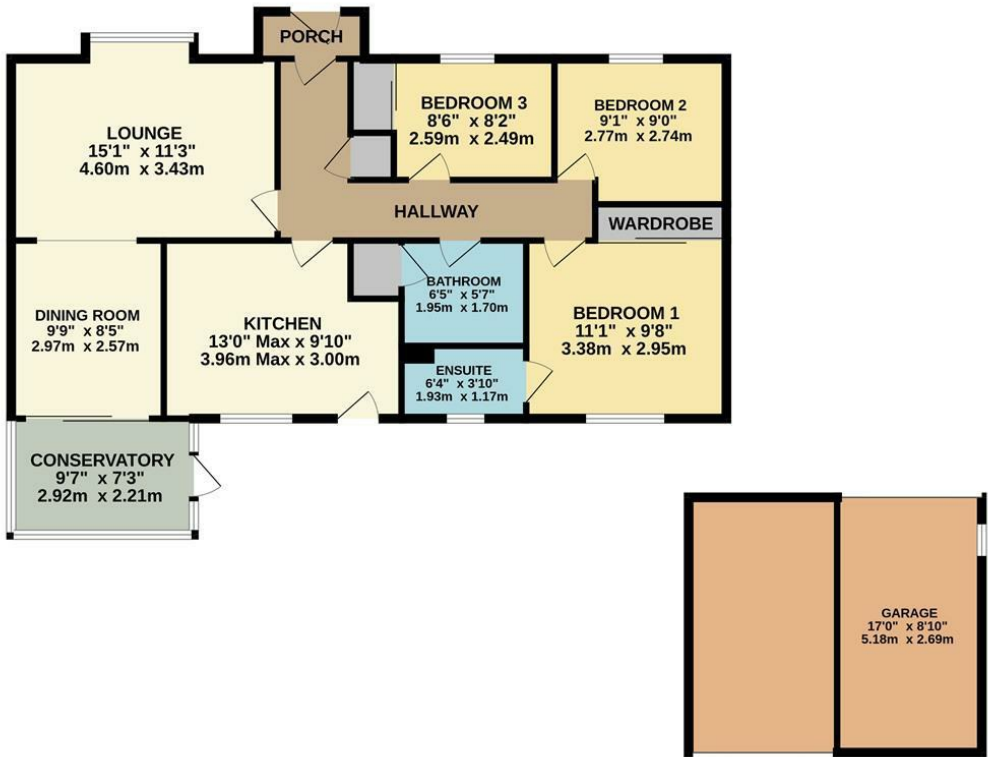




GROUND FLOOR



18 Bryn Castell, Abergele, LL22 8QA
£265,000

3 2 1 D

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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18 Bryn Castell, Abergele, LL22 8QA

£265,000



Tenure
Freehold

Council Tax Band
D - Average from 01-04-2024 £2,135.86

Property Description
As you step inside through the UPVC double-glazed door with glazed side panels, you're greeted by an inviting entrance porch featuring tiled flooring. Continuing inside, a second UPVC double-glazed door leads you to a welcoming L-shaped hallway adorned with coved ceilings. Here, you'll find a convenient storage cupboard and easy access to the loft via a pull-down ladder.

The spacious lounge boasts coved ceilings and stylish laminate flooring, illuminated by an in-set bay window. A cosy brick fireplace with a tiled hearth houses an electric fire, creating a warm ambiance. An open arch connects the lounge to a dining room that shares the same laminate flooring, offering a versatile space under coved ceilings. Aluminium double-glazed sliding doors connect the dining area to a garden conservatory that provides panoramic garden views and easy access to the garden patio.

In the contemporary kitchen, sleek wood-effect units harmonize with an elegant marble effect worktop and attractive black tiled splashbacks. This kitchen features integrated appliances, including a Neff electric oven, a Neff four-ring gas hob, and an integrated fridge freezer.

The primary bedroom overlooks the tranquil rear aspect and includes a mirrored wardrobe with sliding doors and an additional fitted wardrobe. This bedroom also boasts a fully tiled ensuite shower room. Bedroom two offers charming views of the Woodlands from its front-facing position and comfortably accommodates a double bed and bedroom furniture. The third bedroom, similarly sized, features fitted mirrored wardrobes.

The contemporary family bathroom showcases a mosaic pattern within its fully tiled design. It includes a spacious

shower cubicle with an electric shower, a hand wash basin with storage beneath, a WC, and a chrome heated towel rail.

The rear garden, accessible from the kitchen, features a large patio with paving stones and low-maintenance slate chippings, bordered by timber fencing. A brick border adds visual appeal, and mature shrubs offer a touch of greenery.

The property's driveway, adorned with brick paving, leads to a single garage with an electric overhead door. The front garden features tiers with slate chippings and mature shrubbery, creating an inviting entrance.

Services
It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge
15'1 x 11'3 (4.60m x 3.43m)

Dining Room
9'9 x 8'5 (2.97m x 2.57m)

Kitchen
13' x 9'10 (3.96m x 3.00m)

Conservatory
9'7 x 7'3 (2.92m x 2.21m)

Bedroom 1
11'1 x 9'8 (3.38m x 2.95m)

Bedroom 2
9'1 x 9' (2.77m x 2.74m)

Bedroom 3
8'6 x 8'2 (2.59m x 2.49m)

Bathroom
6'5 x 5'7 (1.96m x 1.70m)

En Suite
6'4 x 3'10 (1.93m x 1.17m)

Garage
17' x 8'10 (5.18m x 2.69m)

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, Kinnel 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.

