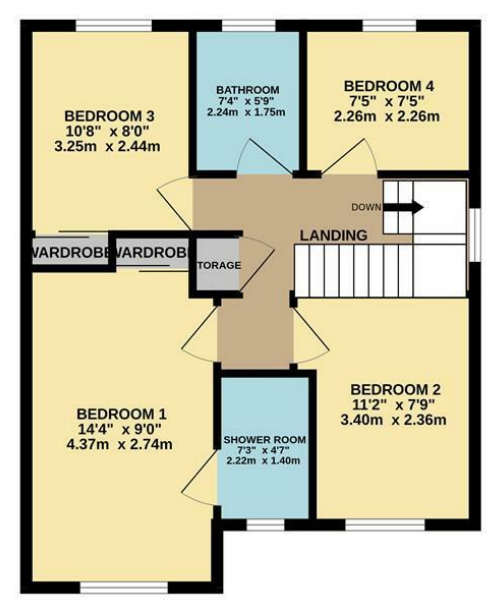
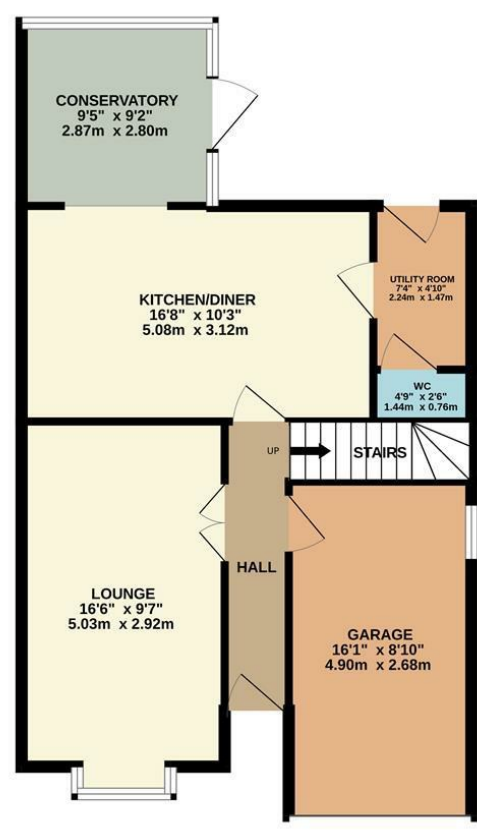


GROUND FLOOR

1ST FLOOR



**60 Bryn Twr, Abergele, LL22 8DD**  
**£280,000**



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	80	76	76

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.



# 60 Bryn Twr, Abergele, LL22 8DD

## £280,000



### Tenure

Freehold

### Council Tax Band

E - Average from 01-04-2024 £2,610.49

### Property Description

As you enter through the wooden glazed door, you're welcomed into an inviting entrance hall with convenient access to the garage. French doors lead from the hall into a bright lounge, complete with an attractive box bay window - the ideal spot for your Christmas tree. The room is further enhanced by a gas flame fireplace framed by an ornate timber mantle and solid stone hearth, adding warmth and character.

The modern, open-plan kitchen/dining room boasts a combination of sleek high-gloss wall and base units. You'll appreciate the breakfast bar and a range of integrated appliances, including a dishwasher, integrated fridge, electric oven, and a four-ring electric hob. For added convenience, a utility room extends from the kitchen, offering plumbing for a washing machine and access to a ground floor WC.

A fantastic addition to this property is the garden conservatory, seamlessly flowing from the dining area. This versatile space could serve as a children's playroom or an additional reception area. Recent installation of insulated panelling in the roof ensures this space can be comfortably used year-round. A single uPVC door opens from the conservatory to the rear garden.

The primary bedroom is a spacious retreat, featuring ample fitted wardrobes that wrap around the bed. An added touch of luxury is the stunning en suite bathroom, exuding modern charm. Bedrooms two and three are both generous double rooms, offering fitted wardrobes and plenty of space for additional furniture.

The fourth bedroom is notably larger than the average 'box room,' with sufficient space for a double bed and wardrobe. The family bathroom, partially tiled, includes a mixer shower head, hand wash basin, and WC.

This property boasts additional features such as double glazing throughout, gas central heating via a combi boiler installed in 2021, an integral garage with an electric roller door accessible

from the hallway, off-road parking, a tiered garden with a patio area ideal for family BBQs, and a low-maintenance lawn.

Positioned on the prestigious Bryn Twr residential road, this home stands out in Abergele's prime residential locations. Abergele Golf Club is a short drive away, and the scenic Coed Y Gopa Woodlands, with delightful walking routes, are within walking distance. A 10-minute stroll leads to Abergele town centre, where you can explore an array of local shops, gastro pubs, and cafes. Convenient access to the award-winning Pensarn beach and the A55 for effortless commuting along the North Wales Coast make this property a truly exceptional find.

### 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

16'6 x 9'7 (5.03m x 2.92m)

### Kitchen/Diner

16'8 x 10'3 (5.08m x 3.12m)

### Conservatory

9'5 x 9'2 (2.87m x 2.79m)

### Utility Room

7'4 x 4'10 (2.24m x 1.47m)

### Bedroom 1

14'4 x 9' (4.37m x 2.74m)

### Bedroom 2

11'2 x 7'9 (3.40m x 2.36m)

### Bedroom 3

10'8 x 8' (3.25m x 2.44m)

### Bedroom 4

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

### Bathroom

7'4 x 5'9 (2.24m x 1.75m)

### Garage

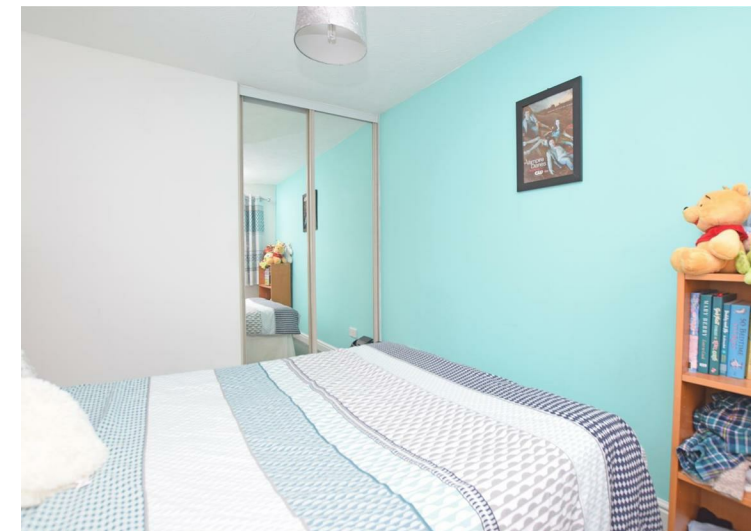
16'1 x 8'10 (4.90m x 2.69m)

### 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, 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.

