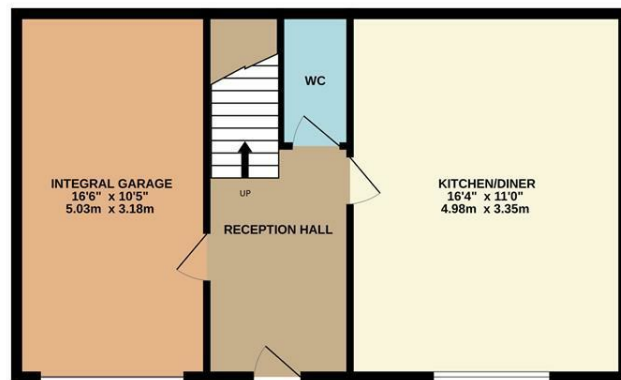
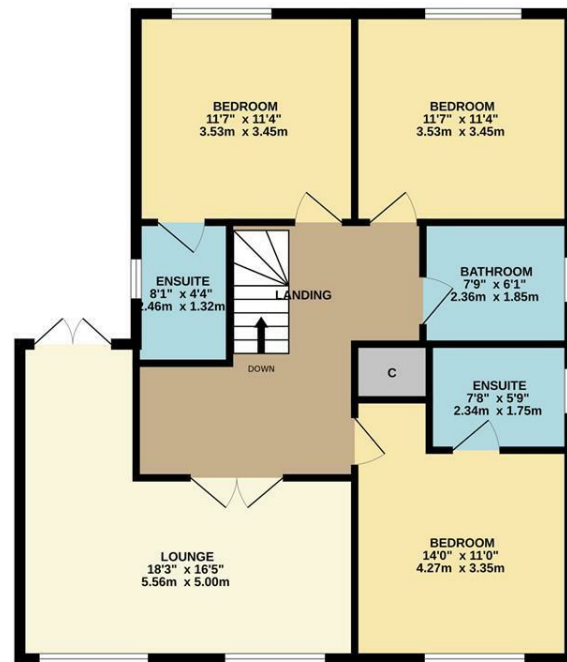




GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA: 1530 sq.ft. (142.1 sq.m.) approx.

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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## Coed Y Nant Cae Felin, Abergele, LL22 8AZ

£312,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-101) A	(92-101) A	(92-101) A	(92-101) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Coed Y Nant Cae Felin, Abergele, LL22 8AZ

**£312,000**



## Tenure

Freehold

## Council Tax Band

F - Average from 01.04.24 £3,085.13

## Property Description

Since acquiring the property, the current owners have invested over £25,000 in extensive maintenance and upgrades. Notable improvements include the installation of a new roof including replacement and refurbishment of soffits and fascia boards, connection to mains gas, upgrading of the heating system including a new combi gas boiler and new radiators plus refurbishment of existing doors and windows. Additionally, the interior has been enhanced with new carpets and fresh décor throughout, culminating in the creation of the stylish, modern residence you see today.

At ground level, property comprises a uPVC double glazed door opening into a beautiful and welcoming entrance hall with access to a WC, the garage, and has slate tiled flooring flowing into the kitchen and ground floor WC.

The kitchen/diner benefits from a range of wall and floor mounted timber cabinets, with brushed steel handles, finished with a beautiful granite worktop that extends to the splashback and windowsill. The kitchen has integrated appliances that include a 'Neff' branded, electric double oven/grill, a 'Bosch' branded dishwasher, an electric hob and ample room for a free-standing fridge freezer.

The first-floor accommodation comprises of a large, well-lit landing with access to the loft space.

A large L shape lounge is fitted with a feature electric 'Dimplex Opti-Mist' fireplace, two large windows to front elevation allow plenty of light enter the room, enjoying rooftop countryside views and patio doors open onto a recently constructed timber decked terrace.

The primary bedroom profits from a fitted wardrobe/storage cupboard with room for additional dressing units and has a contemporary en-suite shower room with a large walk-in shower fitted with rainfall shower head & separate handheld diverter.

The second bedroom looks onto the rear elevation of the property, is laid with stylish laminate flooring, offers ample room for free standing units, and has a modern en-suite shower room.

Bedroom three is currently utilised as a home music studio but is a similar size to the other two bedrooms and looks onto the rear elevation.

A partially tiled family bathroom is fitted with a free-standing bath, hand wash basin with storage below & WC.

To the front of the property is brick paved off-road parking for two vehicles, a single garage with power and plumbing for a washing appliance and a well-manicured lawn.

The rear garden enjoys a SOUTH facing aspect, is beautifully landscaped with railway sleepers creating a raised flower bed border, with a stone laid border around the perimeter of the property. The garden is laid mainly to lawn and extends to the side of the property. There is ample room for a storage shed, green house and a table and chairs to spend the afternoon entertaining and enjoying the afternoon sun.

The property also benefits from double glazing and gas central heating via a recently installed 'Ideal' boiler operating on a mains gas supply.

The property occupies an elevated plot situated in a residential cul-de-sac in the popular semi-rural village of Betws-Yn-Rhos. The village offers a convenience store, an 18 hole golf course, a local pub and a local infant/primary school. Abergele town is located just a short 10-minute drive away giving access to a wider range of amenities and the A55 Expressway is approximately 4.7 miles away for those looking to commute along the North Wales coast.

## 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

18'3 x 16'5 (5.56m x 5.00m)

## Kitchen/Diner

16'4 x 11'0 (4.98m x 3.35m)

## Bedroom 1

14'0 x 11'0 (4.27m x 3.35m)

## Bed 1 En-suite

7'8 x 5'9 (2.34m x 1.75m)

## Bedroom 2

11'7 x 11'4 (3.53m x 3.45m)

## Bed 2 En-suite

8'1 x 4'4 (2.46m x 1.32m)

## Bedroom 3

11'7 x 11'4 (3.53m x 3.45m)

## Bathroom

7'9 x 6'1 (2.36m x 1.85m)

## Garage

16'6 x 10'5 (5.03m x 3.18m)

## Services

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

## 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.

