



**7 Stryd Y Dderwen, Belgrano, Abergele, LL22 9YA**  
**£190,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	85	B	A

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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# 7 Stryd Y Dderwen, Belgrano, Abergele, LL22 9YA

## £190,000



**Tenure**  
Freehold

### Council Tax Band

C - Average from 01-04-2024 - £1,898.54

### Property Description

Access the property through a UPVC double-glazed door into a well-lit entrance porch. Here, a timber glazed door with a glazed side panel leads to the entrance hallway, featuring a double cloakroom cupboard, access to the loft, and an additional boiler cupboard.

The spacious lounge is bathed in natural light through patio doors with glazed side panels opening onto the rear garden. Coved ceilings add an elegant touch, and a stylish media wall offers the perfect spot to mount a TV and install an electric fire for added cosiness.

The kitchen boasts a range of wall and mounted units complemented by a tiled splashback. There's ample room for freestanding appliances, including a cooker and undercounter fridge, along with plumbing for a washing appliance. An ornate serving hatch opens into the lounge.

The primary bedroom enjoys abundant natural light with its south-facing aspect. It offers plenty of space for a king-size bed and additional bedroom furniture, featuring coved ceilings for a touch of elegance.

The second bedroom is well-proportioned and versatile. Currently used as a single bedroom, it could easily transform into a stylish home office with views onto the rear garden.

The family bathroom is a luxurious space with a contemporary, partially tiled design. It features a WC, hand wash basin with storage options below, a chrome heated towel rail, and a P-shaped bath with a clear glass sliding shower screen and a showerhead fed off a mixer tap.

Stepping into the rear garden, you're greeted by a large

patio area, ideal for alfresco dining. Enclosed by timber fencing, the property enjoys privacy, and the south-facing aspect ensures sunny afternoons in the garden.

Additionally, there is off-road parking for a single vehicle and a single garage with power, accessible from the rear garden as well as the front. The property also benefits from gas central heating via a combination boiler and double glazing throughout.

During the current ownership, the vendors have modernized the home, creating the stylish and contemporary space you see today. The works include a complete decorative overhaul, a new bathroom, and the addition of chrome plug sockets and light switches. The property now presents in superb condition and is ready for immediate occupancy.

Located on Stryd Y Dderwen, the property is situated just a few minutes away from the award-winning Pensarn Beach and its dog-friendly trails. The market town of Abergele is just a few minutes drive away where you can explore a range of charming cafés, inviting gastro pubs, and local shops, including a florist and a butchers. The property also benefits from excellent transport links being situated just off the no.12 bus route spanning from Rhyl to Llandudno, along with Abergele & Pensarn train station.

### 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

16'11 x 12'9 (5.16m x 3.89m)

### Kitchen

12'9 x 7'1 (3.89m x 2.16m)

### Bedroom 1

12'11 max x 10' (3.94m max x 3.05m)

### Bedroom 2

11'7 x 8'8 (3.53m x 2.64m)

### Bathroom

7'1 x 5'8 (2.16m x 1.73m)

### Garage

17'9 x 8'6 (5.41m x 2.59m)

### 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.