



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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18 Rhyd Y Mor, Abergele, LL22 8FJ
Offers in excess of £350,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A	84	93	(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

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.



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Tenure
Freehold

Council Tax Band & Charges
E - Average from 01-04-2024 £2,610.49

There is an annual service charge payable on this property for the maintenance of the play & communal grounds. From 1st January 2024 to 31st December 2024 this charge is £252.79 and is subject to change.

Property Description

Cross the threshold through the composite double-glazed door into a capacious entrance hall adorned with wood effect Karndean flooring. Here, discover access to the ground floor WC and a handy utility room nestled beneath the staircase.

The lounge emanates a radiant ambiance, offering ample space and views to the front overlooking a communal green area, emblematic of the estate's communal spirit.

An astonishing 26ft-long open plan kitchen/dining area serves as the heart of the home, boasting ample wall and floor mounted high gloss kitchen units with brushed steel handles, elegantly finished with a quartz worktop extending to the windowsills and splashbacks. An array of integrated 'Zanussi' appliances, including a dishwasher, double electric oven/grill, five-burner gas hob, and stainless steel extractor fan, grace the space, while allowing generous room for a freestanding American-style fridge freezer.

The dining area, offering versatile accommodation, provides space for a sofa, TV unit, or a dining table and chairs, with access to the rear garden through uPVC double glazed doors.

Ascend the staircase to the first floor, where a spacious hallway awaits, complete with a convenient storage cupboard for linens and towels, and access to the loft via a loft hatch.

The primary bedroom offers a peaceful retreat, affording ample space for a super king-size bed, with views to the front aspect. Storage options abound with mirrored fitted wardrobes, accompanied by the convenience of a large ensuite shower room, complete with a clear glass shower cubicle boasting a rainfall showerhead, separate handheld diverter, hand wash basin, WC, and chrome towel warmer.

The second bedroom, also positioned to the front of the property,

boasts storage options and features a slight wrap-around alcove, perfect for use as a play space or workspace.

The third bedroom, overlooking the rare aspect of the property, is a generously proportioned double room, adorned with mirrored fitted wardrobes.

Bedroom four is equally well-proportioned, offering ample space for bedroom furniture and boasting views of the rear garden.

The family bathroom, adorned in a partially tiled contemporary design, showcases a bath with a clear glass screen, shower hand, wash basin, WC, and heated chrome towel rail.

The southwest-facing garden, enclosed by secure timber fencing, is a veritable outdoor oasis. The vendors have thoughtfully installed a large patio area towards the rear of the garden, complete with power, ideal for placing a hot tub. With access to the side of the property and a lawn section, the garden offers an idyllic space for children's play.

The property also benefits from gas central heating, double glazing throughout, a single garage with power and brick paved off-road parking for multiple vehicles.

Nestled within the highly sought-after Bron Y Castell estate, a new build development on the outskirts of Abergele, this property boasts convenient proximity to Abergele town centre, offering access to an eclectic array of local shops, inviting gastro pubs, charming cafes, and essential amenities. Infant, primary, and secondary schools are just a short drive away, alongside Abergele Golf Club, numerous walking paths, and the acclaimed Pensarn beach. For those commuting along the North Wales Coast, easy access to the A55 motorway completes the picture of convenient, contemporary living.

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
16'4 x 10'2 (4.98m x 3.10m)

Kitchen/Diner
26'1 x 10'6 (7.95m x 3.20m)

Bedroom 1
18' max x 10'2 (5.49m max x 3.10m)

En Suite
6'8 x 6'2 (2.03m x 1.88m)

Bedroom 2
12'8 x 13'4 max (3.86m x 4.06m max)

Bedroom 3
8'9 x 9' (2.67m x 2.74m)

Bedroom 4
10'9 max x 10' max (3.28m max x 3.05m max)

Bathroom
8'9 max x 6'3 max (2.67m max x 1.91m max)

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)

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.

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.

