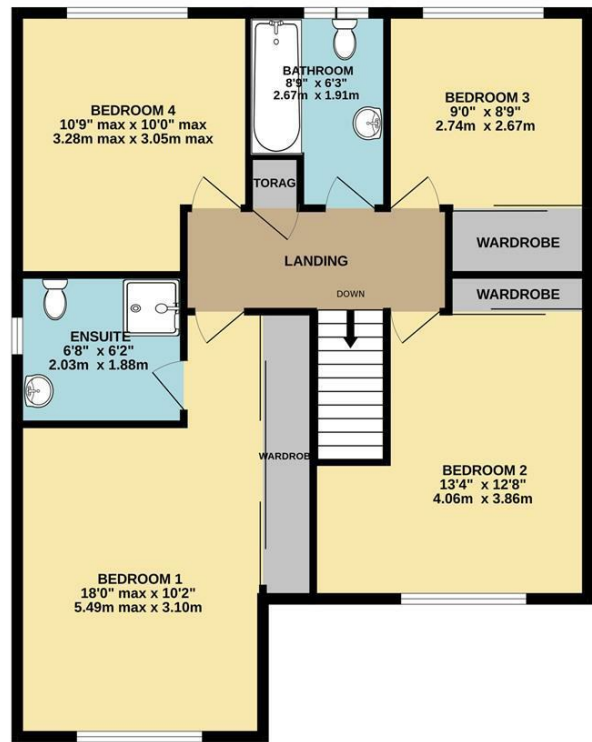
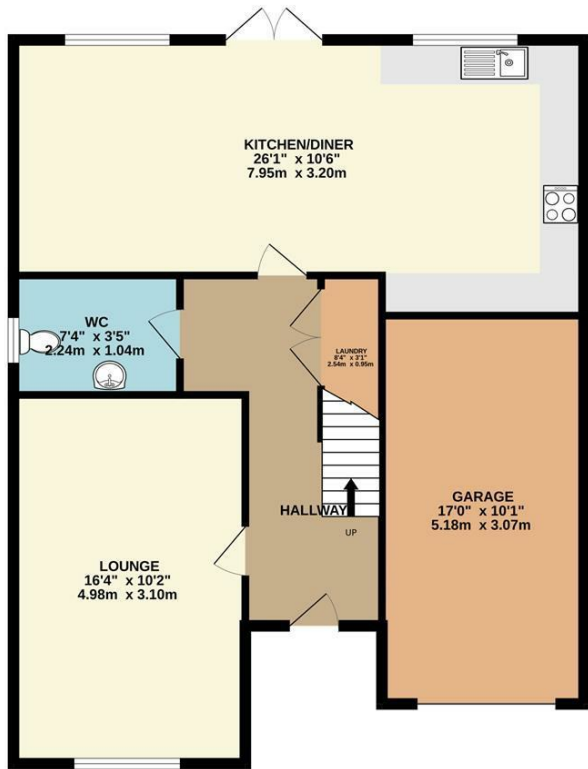


GROUND FLOOR

1ST FLOOR



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	84		(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		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 Rhyd Y Mor, Abergele, LL22 8FJ
Offers in excess of £325,000

4 2 2 B



18 Rhyd Y Mor, Abergele, LL22 8FJ

Offers in excess of £325,000



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
Situating on the sought-after Bron Y Castell development, this beautifully presented four-bedroom detached home offers contemporary living in a prime location. Boasting an expansive open-plan kitchen/diner, a cosy family lounge, and a south-west facing garden, this property is perfect for modern family life. Just a short walk from Abergele town centre, you'll have an array of amenities at your fingertips.

Step through the composite double-glazed door into a spacious entrance hall, where wood-effect Karndean flooring flows seamlessly throughout. A ground-floor WC is conveniently located just off the hall, along with a cleverly designed under-stair utility room providing additional storage and laundry space.

The lounge is a bright and inviting retreat, offering a tranquil view over the communal green space that the estate enjoys. This well-proportioned room is ideal for relaxing in comfort.

At the heart of the home is the spacious open-plan kitchen/diner, spanning an impressive 26ft in length. Designed for both functionality and style, the kitchen features a sleek range of high-gloss wall and base units with brushed steel handles, beautifully finished with quartz worktops that extend to the windowsills and splashbacks. A suite of integrated 'Zanussi' appliances includes a dishwasher, double electric oven/grill, five-burner gas hob, and stainless-steel extractor fan, with ample space for a freestanding American-style fridge freezer.

The dining area is a versatile space, easily accommodating a dining table and chairs or a cosy sofa and TV unit. French doors open onto the rear garden, creating a seamless indoor-outdoor flow, perfect for entertaining or unwinding in the sunshine.

Ascending the staircase, you are welcomed onto a spacious landing where a handy storage cupboard provides the perfect place for linens and towels. A loft hatch offers access to the attic for additional storage.

The primary bedroom offers ample space for a super king-size bed and a pleasant view over the front aspect. Mirrored fitted wardrobes provide excellent storage, and for added convenience, the bedroom benefits from a generously sized en-suite shower room. The en-suite features a clear glass shower cubicle with a rainfall showerhead and separate handheld diverter, a hand wash basin, WC, and a chrome heated towel rail.

The second bedroom, also situated at the front of the property, boasts a unique wraparound feature with a large alcove—an ideal space for a play area, dressing table, or home workspace. Built-in storage solutions ensure the room remains clutter-free.

The third bedroom is a spacious double, enjoying a peaceful outlook onto the rear garden. Mirrored fitted wardrobes provide additional storage, making this an ideal guest room or teenager's retreat.

The fourth bedroom is another well-proportioned double, offering ample space for freestanding bedroom furniture and a lovely view of the rear garden.

The family bathroom continues the home's contemporary theme with a partially tiled design. It features a bathtub with an overhead shower and clear glass screen, a hand wash basin, WC, and a chrome heated towel rail.

Step outside into the south-west facing garden, a space perfect for relaxing and entertaining. The vendors have installed a large patio area at the rear, complete with an external power source—ideal for placing a hot tub or outdoor seating area. The lawned section provides a safe and spacious play area for children, while secure timber fencing ensures privacy.

Located on the highly desirable Bron Y Castell estate, this home enjoys the best of both convenience and tranquillity. A short drive brings you to Abergele town centre, where you'll find a variety of local shops, gastro pubs, cafés, and essential amenities. Infant, primary, and secondary schools are within easy reach, along with Abergele Golf Club and picturesque walking trails. The award-winning Pensarn Beach is just moments away, and for commuters, the A55 Expressway provides seamless access along the North Wales coast.

This fantastic family home is ready to welcome its next owners—don't miss the opportunity to make it yours!

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.

