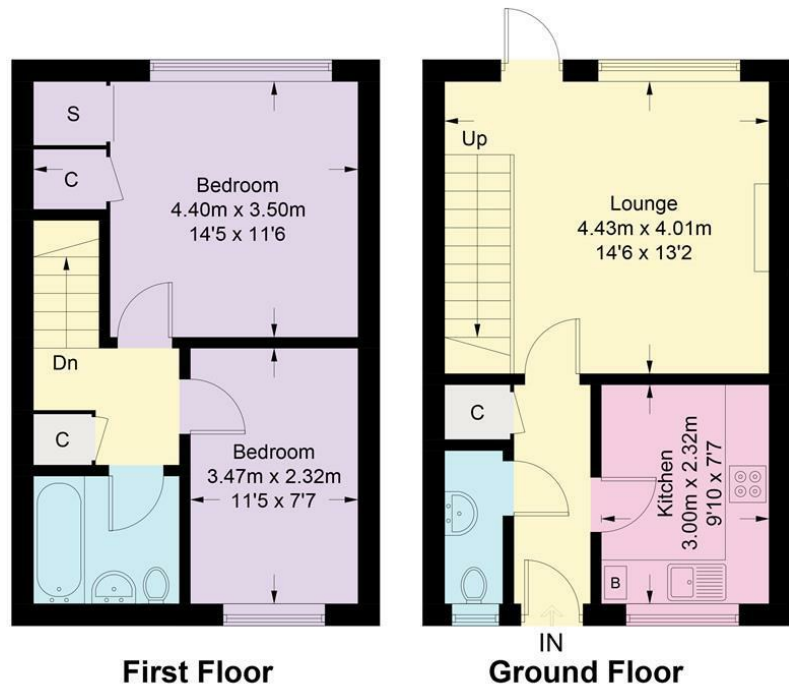




3 Llys Dolhaiarn, Llanfairtalhaiarn, Abergele, LL22 8SX

Approximate Gross Internal Area = 63.9 sq m / 688 sq ft



First Floor

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. FloorplansUsketch.com © 2024 (ID1064844)

Energy Efficiency Rating	
Current	Potential
58	100

Environmental Impact (CO ₂) Rating	
Current	Potential
D	A

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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P J B

Prys Jones & Booth



3 Llys Dolhaiarn, Llanfairtalhaiarn, LL22 8SX

£155,000



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£155,000



Tenure

Freehold

Council Tax Band

C - Average from 01-04-2024 £1,898.54

Property Description

Upon entry, the UPVC double glazed door opens into a warm and inviting entrance hall, where you'll discover a convenient ground floor WC and a separate cloakroom/storage cupboard.

The lounge exudes a bright and cosy ambiance, with captivating views of the tranquil rural farmland and the meandering River Elwy below. Beneath the staircase lies a versatile space ideal for an office nook, while seamless access to the rear garden enhances the indoor-outdoor flow.

Positioned to the front of the property, the kitchen boasts a range of wall and base mounted units, complete with an electric four-ring hob and oven. There's ample room for a freestanding fridge/freezer and plumbing for a washing appliance.

Ascending to the first-floor landing, you'll find a generously sized linen cupboard, thoughtfully fitted with a radiator for airing clothes. Access to the loft space adds to the practicality of the home.

The primary bedroom offers ample proportions and breathtaking views of the valley below. For added convenience, a shower cubicle has been discreetly installed within the bedroom, accompanied by a large storage cupboard that could easily double as a wardrobe with the addition of hanging rails.

The second bedroom offers plenty of room for a double bed and freestanding bedroom furniture, overlooking the scenic hillsides to the front.

Completing the accommodation is the bathroom, featuring

a partially tiled design, hand wash basin, WC, and a relaxing bath.

Outside, the rear garden has been thoughtfully designed for low maintenance living, adorned with flagstones and bordered by timber fencing. Here, you can while away the afternoons in bliss, soaking in the picturesque surroundings. There is also a path to the great of the garden for bin access.

Additional benefits of the property include a designated parking bay, double glazing throughout, and gas central heating supplied by a communal LPG tank (recommended to be verified by your legal advisor).

Llanfairtalhaiarn is a quintessential Welsh village, boasting local amenities such as a primary school, two charming pubs, a convenient local shop, and a Post Office. The vibrant community spirit is evident, with a variety of sporting and cultural events hosted in the local community centre.

Just a short drive away lies the bustling town of Abergele, offering an array of shops, gastro pubs, cafes, and other amenities. With easy access to infant, primary, and secondary schools, Abergele golf club, scenic walking paths, and the award-winning Pensarn beach, this location promises an idyllic lifestyle. Commuters will appreciate the swift access to the A55 for journeys along the enchanting North Wales Coast.

Services

It is believed the property is connected to mains 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

Kitchen

Bedroom 1

Bedroom 2

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.

