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## 31 Bryn Twr, Abergele, LL22 8DD

### £350,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	80		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 31 Bryn Twr, Abergele, LL22 8DD

## £350,000



### Tenure

Freehold

### Council Tax Band

E - Average from 01-04-2024 £2,610.49

### Property Description

The bungalow's charm is evident from the moment you approach, with a brick-paved off-road parking area accommodating multiple vehicles. The front garden, adorned with paving stones and bordered with stone chippings and flowerbeds, boasts mature shrubbery, enhancing its appeal.

Upon entering through the UPVC double glazed door with glazed side panels, you're greeted by an inviting entrance vestibule featuring exposed brick walls and quarry tiled flooring. Transitioning into the welcoming hallway, you'll notice the vaulted ceiling and a convenient under-stair storage cupboard.

The primary lounge is a haven of natural light, with its south-facing aspect, coved ceilings, and an elegant, ornate stone effect fireplace enclosing an electric fire atop a solid stone hearth. For those inclined, a gas point is available should you wish to install a gas fire.

The open-plan kitchen, living, and dining area offer flexibility for your preferences. The dining space could easily double as a cosy snug, with an open arch leading seamlessly into the conservatory extension where you could place a dining table & chairs. The insulated roof panelling installed in this room by the current vendor ensures warmth and comfort during the colder months.

The kitchen boasts ample storage with its high gloss, wall and base mounted units, complemented by brushed steel handles. Integrated appliances include a double oven/grill and a four-ring electric hob with a glass splashback and extractor hood. There is a recently installed dishwasher and space for a free standing fridge freezer.

Adjacent to the kitchen is a well-proportioned utility room, complete with plumbing for a washing appliance and an additional sink. A ground floor WC and access to storage space, housing the boiler and garage access, further enhance convenience.

Two generously sized double bedrooms on the ground floor include the primary bedroom, featuring semi-fitted wardrobes and picturesque views of the colourful Coed Y Gopa Woodlands. The primary bathroom, also on this level, boasts a contemporary fully tiled design, complete with a spacious shower cubicle, hand wash basin with storage, WC, and a chrome heated towel warmer.

Upstairs, two additional well-proportioned bedrooms offer ample space for double beds and storage, with either fitted wardrobes or convenient eaves storage.

The large rear garden, enclosed with secure timber fencing, offers privacy and tranquillity. A spacious patio laid with flagstones provides an ideal setting for alfresco dining, while a small maintainable lawn area is perfect for children's play. Mature shrubbery and trees add to the homely charm, with access to the front via both sides of the property, an outside tap, and a timber garden shed for tool storage.

Additional property benefits include a single garage with manual up-and-over door, off-road parking for multiple vehicles, gas central heating throughout and double glazing.

One of the standout qualities of this property is its prime location within the highly desirable residential estate of Bryn Twr. Nearby amenities include Abergele Golf Club and Tan y Gopa Woodlands, offering scenic walking routes. Abergele town centre is just a 10-minute walk away, offering a variety of shops, pubs, cafes, and essential amenities, while Pensarn beach is easily accessible for seaside strolls. Quick access to the A55 ensures convenient travel 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

16'11" x 12'10" (5.16 x 3.92)

### Dining Room

10'10" x 9'1" (3.32 x 2.77)

### Kitchen

10'11" x 7'4" (3.33 x 2.25)

### Conservatory

16'7" x 8'10" (5.07 x 2.70)

### Utility Room

9'5 x 7'6 (2.87m x 2.29m)

### Garage

11'10 x 9'10 (3.61m x 3.00m)

### Bedroom 1

13'11 x 11'8 (4.24m x 3.56m)

### Bedroom 2

11'10" x 10'10" (3.62 x 3.31)

### Bedroom 3

16'11" x 10'11" (5.16 x 3.35)

### Bedroom 4

14'1" max x 11'8" (4.31 max x 3.56)

### 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.

