



**10 Bryn Onnen, Abergele, LL22 8DF**

Approximate Gross Internal Area = 116.9 sq m / 1258 sq ft



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 (ID1065847)

Energy Efficiency Rating	
Current	Potential
69	83

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
B	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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**Guide price £285,000**



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### Tenure

Freehold

### Council Tax Band

E - Average from 01-04-2024 £2,610.49

### Property Description

Upon arrival, the property exudes charm with its attractive curb appeal, featuring a brick-paved driveway and a low-maintenance stone-chipped area lined with a brick path, showcasing mature shrubbery with ample space for potted plants.

Step through the UPVC double glazed door into the welcoming entrance vestibule, where a timber glazed door leads into the expansive L-shaped hallway, providing access to the loft and offering ample fitted storage options.

The lounge offers generous space for a three-piece suite, centred around an elegant timber mantle framing an electric fire set on a stone effect hearth. An inset bay window bathes the room in natural light, accentuated by a decorative ceiling rose, adding a touch of sophistication.

Across the hall, the former garage has been thoughtfully converted into a large utility room/office space, complete with plumbing and power for washing and drying appliances, additional sink, kitchen cupboards, and room for a freestanding fridge freezer.

The fitted kitchen boasts ample space, featuring a blend of wall and base-mounted timber units complemented by a tiled splashback. A range of integrated appliances, including a fridge, electric oven/microwave oven, dishwasher, and a four-ring induction hob, make cooking a breeze.

Accessible via double doors from the kitchen, the spacious garden conservatory measuring a whopping 21' offers picturesque views of the rear garden, creating the perfect spot for relaxation.

The primary bedroom is a tranquil retreat, adorned with fitted wardrobes on either side of the bed and above the headboard. There's plenty of space for additional freestanding bedroom furniture, and the garden conservatory is conveniently

accessible from this room.

The second bedroom is a well-proportioned double room, also featuring fitted wardrobes around the bedspace and offering a delightful view of the rear garden.

The family bathroom boasts a fully tiled design, complete with a shower cubicle with a clear glass screen, a spacious hand wash basin with storage options beneath, a low-level WC, and a chrome towel warmer.

The sizable loft, accessible via a pull-down ladder, is mostly boarded and presents potential for conversion, subject to the correct building regulations.

The garden enjoys a sunny south-westerly aspect, providing ample sunshine throughout the day and well into the evening, ideal for hosting family barbecues. While designed for low maintenance, green-fingered enthusiasts will find joy in the variety of plants and mature shrubbery bordering the tiered section of the garden. An additional patio area beside the conservatory serves as a sun trap, and a pathway running alongside the property offers easy access for bins. Additionally, two water butts cater to any environmentally conscious individuals.

### 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

16'7 x 12'1 (5.05m x 3.68m)

### Kitchen

16' x 9'1 (4.88m x 2.77m)

### Conservatory

19'8 x 11'6 (5.99m x 3.51m)

### Bedroom 1

13'3 x 11'8 (4.04m x 3.56m)

### Bedroom 2

11'3 x 9'1 (3.43m x 2.77m)

### Utility/Office

16'11" x 9'0" (5.16 x 2.76)

### 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)

### 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.

