



**P J B**  
Prys Jones & Booth



TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.  
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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**Garnedd Bach , Llangernyw, LL22 8RR**  
**£350,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82	A	A
39	82	B	A
		C	A
		D	A
		E	A
		F	A
		G	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.



# Garnedd Bach , Llangernyw, LL22 8RR

£350,000



## Tenure

Freehold

## Council Tax Band

D - Average from 01-04-2024 £2,135.86

## Property Description

Accessed through a UPVC double glazed door, the entrance porch welcomes you into a hallway adorned with exposed timber beams, exuding a warm and inviting ambiance. Adjoining the entrance hall is a generously sized WC/utility room, complete with plumbing for a washing machine, a hand wash basin, and a low-level WC. A handy boiler cupboard, housing the water tank and linen storage, is situated adjacent to the utility area.

The lounge serves as a bright and airy sanctuary, featuring a large window that perfectly frames the stunning panoramic views. Exposed timber beams add character to the space, while an eye-catching fireplace with a timber mantle provides a focal point, ideal for housing an electric fire on the slate hearth.

The kitchen breakfast room is thoughtfully designed, boasting a harmonious blend of wall and base mounted units complemented by a tiled splashback and a striking hardwearing worktop. A breakfast bar adds a casual dining option, while ample space for kitchen appliances and a stainless-steel sink with a designated water filter tap enhance the functionality of the area.

Nestled at the rear of the property, the conservatory offers versatile living space, perfect for use as a dining area or additional reception room, allowing you to soak in the tranquillity of the surroundings.

The primary bedroom is generously sized and benefits from dual aspect windows, affording picturesque views of the charming garden and the scenic landscape beyond. Hand-built fitted wardrobes provide ample storage, while there is plenty of room for additional bedroom furniture.

Currently serving as a craft room/office, the second bedroom offers versatility to suit your needs. With ample space for a double bed and mirrored fitted wardrobes, storage requirements are well catered for.

The bright bathroom features a fully tiled design and is equipped with a shower cubicle with a clear glass screen and electric shower. A hand wash basin with storage options beneath and a low-level WC complete the facilities.

Externally, the gated driveway offers ample parking space for multiple vehicles and leads to a three-quarter garage fitted with an electric 'up and over' door, complete with power and light. A charming summer house with the benefit of power is nestled on a decked terrace, provides an idyllic spot to bask in the sunshine while admiring the rural vistas. The well-manicured garden, adorned with colourful flowers and mature trees, adds to the allure of the property. To the rear of the property, a paved patio area offers space for a shed, along with an outside tap and light, enhancing the outdoor living experience.

A standout characteristic of this property is its enviable location. Nestled on the outskirts of the sought-after village of Llangernyw, it offers an idyllic setting for those seeking a tranquil countryside escape. Llangernyw itself boasts a renowned gastro pub and is served by a local convenience store and post office, ensuring residents have essential amenities within easy reach.

For a broader range of shopping and dining options, the vibrant town of Abergele lies approximately 9 miles away. Here, residents can explore a diverse array of local shops, indulge in gastro pubs, savour delightful café experiences, and access various other amenities. Furthermore, Abergele provides convenient access to the award-winning Pensarn beach and the A55, making it an ideal location for commuters travelling along the picturesque North Wales Coast.

## Services

It is believed the property is connected to mains electric &

water. The central heating system is operated off an oil fed boiler and sewage services are provided by a septic tank with soakaway. We recommend you confirm this information with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

## Lounge

14'2" x 14'0" (4.34 x 4.27)

## Kitchen

13'11" x 10'3" (4.25 x 3.14)

## Conservatory

14'1" x 8'10" (4.31 x 2.7)

## Bathroom

6'11" x 5'9" (2.11 x 1.76)

## Bedroom 1

14'0" x 10'5" (4.28 x 3.19)

## Bedroom 2

14'0" x 10'4" (4.28 x 3.16)



## 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, Kinnel 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.

