



**Pen y Cae , Abergele, LL22 8DU**  
**£365,000**



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Pen y Cae , Abergele, LL22 8DU

## £365,000



### Tenure

Freehold

### Council Tax Band

E - Average £2,122.59

### Property Description

Welcome to this charming two-bedroom detached cottage, positioned on a tranquil, elevated site to maximise the enviable sea and rural vistas!

Upon entry to the property, you're greeted by a welcoming garden room adorned with tiled flooring, from where one may enjoy rural views and breath-taking sunsets over the sea!

Stepping through the next doorway, you enter a hall leading to a bright lounge, where an exposed brick chimney breast houses a cosy gas flame fire atop a tiled hearth, creating an inviting atmosphere.

The fitted kitchen boasts ample space for free-standing appliances, while a convenient under stair cupboard/pantry caters to your storage requirements.

Ascending to the first floor, you'll discover the primary bedroom featuring fitted storage cupboards and captivating views over the Dulas valley. The second bedroom enjoys similar scenic views and benefits from a handy linen cupboard.

Completing the first floor is a partially tiled family bathroom, offering both convenience and functionality.

Outside, the beautiful front garden showcases vibrant flower beds bordered by mature shrubs, alongside stone chipped off-road parking.

The large SOUTH EAST facing rear garden is a haven for gardening enthusiasts. With ample privacy, it features a stone chipped seating area and a raised grassy section adorned with an array of fruit trees and mature shrubbery,

all while offering uninterrupted vistas of the open fields, mountains, and sea. A basement-style room located under the bathroom, accessible from the rear garden, serves as a practical storage space for gardening tools.

The property is equipped with 'LPG' gas central heating, a combination of timber frame and uPVC double glazing throughout, and a spacious garage/workshop that seamlessly extends from the original structure. Planning permission has been secured to convert the garage into a spectacular open-plan kitchen living dining room, designed to maximise the stunning views. Plans are available upon request, or can be accessed on the Conwy planning site using the planning application number 0/49800.

A standout feature of this property is its utterly idyllic location close to the quaint and peaceful village of Rhyd Y Foel, situated between two Sites of Special Scientific Interest, Gwrych Castle Wood and Pen-y-Corrdyn-Mawr (iron age hillfort). Nestled in an elevated position on a quiet single-track lane, it offers the perfect setting for those seeking their own slice of the 'Good Life'.

The sought-after village of Rhyd-y-foel is surrounded by picturesque walking routes, with the beach and coastal path just a few minutes away by car or bicycle. Easy access to transport links and the A55 ensures convenient commuting along the North Wales Coast, while the nearby town of Abergele, a mere 10-minute drive away, boasts a wealth of local shops, gastro pubs, cafes, and other amenities.

### Services

It is believed the property is connected to LPG 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

11'1 x 10'2 (3.38m x 3.10m)

### Kitchen/Breakfast Room

11'1 x 10'9 (3.38m x 3.28m)

### Bedroom 1

11'1 x 12'3 (3.38m x 3.73m)

### Bedroom 2

11'1 x 10'2 (3.38m x 3.10m)

### Garage/Workshop

22'8 x 23'11 max (6.91m x 7.29m max)

### Storage

7' x 9'10 (2.13m x 3.00m)

### 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.

### In House EPC

We also offer a professional in house EPC service. Please call us today to find out about our comparative fees.

