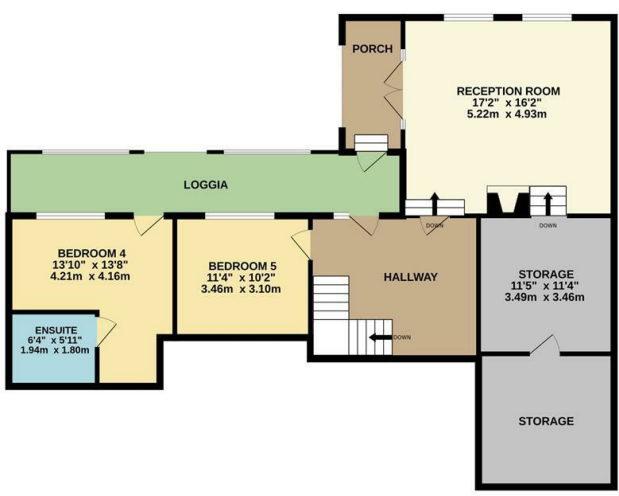
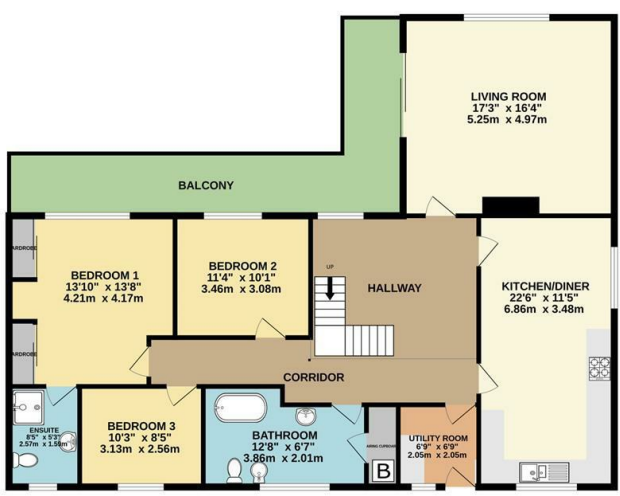


GROUND FLOOR

1ST FLOOR



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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**Allt Y Bryn , Abergele, LL22 8EA**  
**£515,000**

5 3 3 E

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	47	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# Allt Y Bryn , Abergele, LL22 8EA

£515,000



## Tenure

Freehold

## Council Tax Band

G - Average from 01-04-2024 £3,559.77

## Property Description

Brick-paved off-road parking leads to an iron gate, and a timber glazed door with stained glass inserts welcomes you into the entrance porch, currently serving as a utility space.

Step inside, and you'll be greeted by a breath-taking gallery landing/hallway, adorned with a large floor-to-ceiling window that frames the stunning rural and hilltop views.

The timber flooring extends into the spacious and well-lit lounge, which also enjoys panoramic vistas. Here, a multi-fuel burning stove, set atop a solid stone hearth and framed by a timber mantle, adds a touch of warmth and character. Sliding doors open onto an L-shaped balcony, offering the perfect spot to soak in the evening sun.

The large open kitchen diner is ideal for entertaining guests, featuring a charming "cottage kitchen" design with a mix of wall and base mounted timber units complemented by a tiled splashback. Integrated appliances include an electric cooker, dishwasher, and a five-ring gas hob supplied by LPG.

On this floor, you'll find the primary bedroom, boasting hardwood flooring and timber mirrored fitted wardrobes. It also includes a modernised ensuite shower room with partial tiling, featuring a hand wash basin, WC, chrome heated towel rail, and a walk-in shower cubicle.

Two additional bedrooms on this level offer ample space for double beds and freestanding furniture, while the family bathroom, with its fully tiled design, features a bath with a rainfall showerhead, WC, bidet, and hand wash basin.

Descending the stairs, you'll find a ground floor entrance hall leading to a large reception room with tiled flooring and a log burning stove. An adjoining storage area offers potential for conversion into a cinema room or another reception space.

An additional entrance to the lower level opens to a picturesque

Italian styled Loggia, now more usable thanks to double glazed windows.

The lower level accommodates two bedrooms, one with an ensuite shower room, both offering comfortable living spaces.

Outside, the stunning gardens, meticulously maintained by the current owners, feature a large pond with water lilies and a variety of flowers and trees. Stone pathways wind through the gardens, leading to a gazebo and a decked terrace enjoys the sun through most of the day, perfect for outdoor dining and entertaining.

A timber gate opens onto a brick-paved driveway providing off-road parking for up to four vehicles and a single garage with power offers additional storage options. This property benefits from central heating via an oil-fired boiler and double glazing.

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-Corddyn-Mawr (iron age hillfort). Nestled in an elevated position on a quiet private lane, it offers the perfect setting for those seeking their own slice of semi-rural living.

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 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

17'2" x 16'3" (5.25 x 4.97)

## Kitchen/Diner

22'6 x 11'5 (6.86m x 3.48m)

## Living Room

17'2 x 16'2 (5.23m x 4.93m)

## Storage

11'5" x 11'4" (3.49 x 3.46)

## Bedroom 1

13'10 x 13'8 (4.22m x 4.17m)

## En Suite

8'5 x 5'3 (2.57m x 1.60m)

## Bedroom 2

11'4 x 10'1 (3.45m x 3.07m)

## Bedroom 3

10'3 x 8'5 (3.12m x 2.57m)

## Bedroom 4

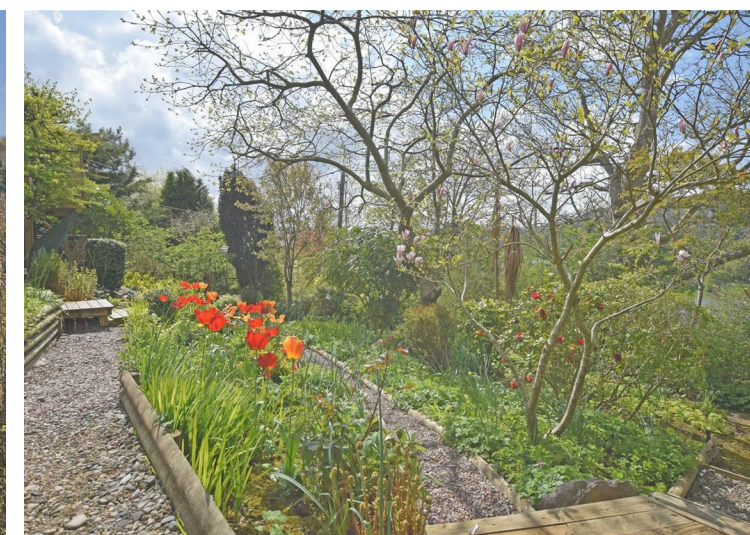
13'10 x 13'8 (4.22m x 4.17m)

## En Suite

6'4 x 5'11 (1.93m x 1.80m)

## Bedroom 5

11'4 x 10'2 (3.45m x 3.10m)



## 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.