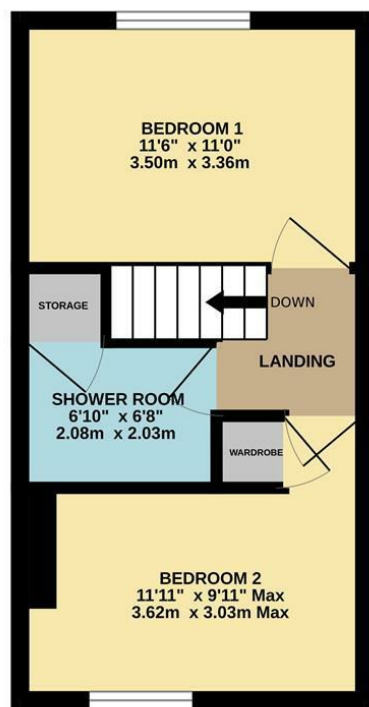
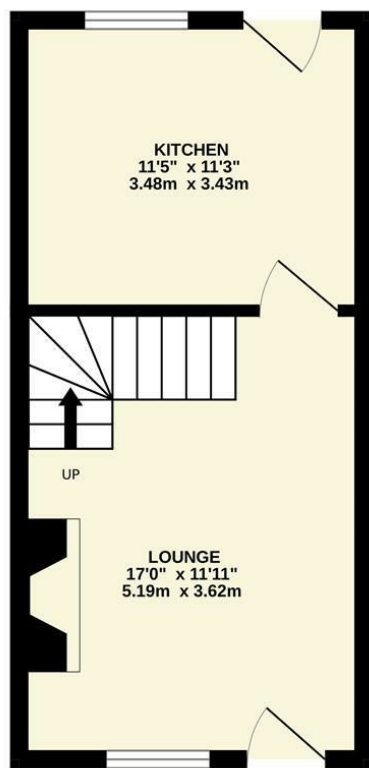


GROUND FLOOR

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-101 A	91	Very environmentally friendly - lower CO ₂ emissions 92-101 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D	57	55-68 D	
39-54 E		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 ₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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P J B

Prys Jones & Booth



4 Tai Dulas Abergele Road, Llanddulas, LL22 8HW

£175,000



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£175,000



Tenure

Freehold

Council Tax Band

B - Average from 01-04-2024 £1,661.23

Property Description

The property is accessed via a UPVC double-glazed door that opens into a generously proportioned and tastefully decorated lounge. This inviting space features stylish wood-effect laminate flooring, exposed timber beams, an open, carpeted staircase, and a prominent chimney breast with a timber mantle housing a multifuel burning stove on a slate hearth.

A timber door with a glass panel insert leads from the lounge into a kitchen breakfast room, which is fitted with a mix of matt-finish wall and base-mounted handleless units, complemented by a contemporary slate-effect worktop extending to the upstands and a tiled splashback. Integrated appliances include an electric oven and a four-ring induction hob, while there is plumbing for a freestanding washing appliance and space for a freestanding fridge freezer.

Accessible from the kitchen, the compact garden enjoys stunning views of the Irish Sea. The vendor has installed new timber decking, giving the garden a sleek design, and there is a useful timber storage container.

The primary bedroom, situated to the rear of the property, is a well-proportioned double room laid with cushion flooring in a herringbone pattern. There is ample space for a dressing table and drawers along with freestanding wardrobes, and you are sure to enjoy the stunning sea views each morning.

The second bedroom, located at the front of the property, features the same herringbone flooring as the primary bedroom. This room offers space for a double bed, a bedside cabinet, and a chest of drawers, along with a useful storage cupboard fitted with a clothes rail. The insulated

loft is accessible via a hatch in the second bedroom.

The stylish bathroom boasts contemporary wall tiles and tasteful wallpaper. It features a large shower cubicle fitted with an electric shower and a sliding clear glass screen, a WC, a hand wash basin with storage options, and a cupboard housing the hot water tank.

To the front of the property, there is a decked terrace and a large lawn section bordered with flowerbeds and mature shrubs, ideal for placing a table and chairs to enjoy the sunny south-facing aspect.

Since taking ownership, the vendor has spared no expense in modernising the property. With energy efficiency in mind, solar panels that are owned outright have been installed, along with an air-sourced heat pump to provide central heating and hot water. Internally, new white panel doors have been installed in each room, new floor coverings have been laid, and both the kitchen and bathroom have had contemporary makeovers along with a complete and tasteful decorative overhaul.

This home, with its modern updates and beautiful setting, is ready to offer its new owners a comfortable and stylish living experience.

The property is within walking distance of Llanddulas village centre, offering a chip shop, post office, the popular Valentine Inn gastro pub, an Indian takeaway/restaurant, Llanddulas beach, and coastal paths. Commuting along the North Wales Coast is effortless with the A55 just moments away!

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

17'0" x 11'10" (5.19 x 3.62)

Kitchen

11'5" x 11'3" (3.48 x 3.43)

Bedroom 1

11'5" x 11'0" (3.50 x 3.36)

Bedroom 2

11'10" x 9'11" max (3.62 x 3.03 max)

Shower Room

6'9" x 6'7" (2.08 x 2.03)

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.

