



10 Tan Yr Wylfa, Abergele, LL22 7DX

Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft
(Including Double Garage)



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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	84		

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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£375,000



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Tenure

Freehold

Council Tax Band

E - Average from 01-04-2024 £2,610.49

Property Description

A sweeping driveway provides abundant off-road parking for multiple vehicles, while a well-manicured lawn bordered with mature shrubbery enhances the property's curb appeal.

An open porch with a glazed side panel acting as a windbreaker leads to a UPVC double-glazed door, which opens into a welcoming entrance hall featuring multiple storage cupboards and access to the insulated loft space.

A timber door with glazed panels opens from the hall into a bright and airy lounge, featuring a box bay window that floods the room with natural light and offers picturesque woodland views. The room also boasts a stone-effect fireplace with a timber mantle, ready for an electric fire or a gas fire installation, as the gas feed remains available.

Double doors from the lounge seamlessly transition into the dining section of the kitchen.

The large open-plan kitchen diner is a contemporary haven. Laid with stylish wood-effect laminate vinyl floor tiles, the kitchen features modern high-gloss wall and base units finished with brushed steel handles and a wood-effect worktop extending to a breakfast bar. Integrated appliances include a branded electric oven and a four-ring electric hob.

A timber door with glazed panels opens into a spacious conservatory laid with tiled flooring, offering panoramic views of the rear garden and integral access to the double garage.

The primary bedroom, located at the front of the property, boasts ample room for a double bed, bedside cabinets, and freestanding wardrobes. The vendor has recently installed a stunning contemporary fully tiled ensuite shower room, complete with a level threshold walk-in shower, a stylish wall-mounted radiator, a hand wash basin with storage beneath, and a "floating" WC.

The second bedroom is a well-proportioned double room with views of the colourful rear garden. There is plenty of space for wardrobes and bedside cabinets, complemented by stylish coved ceilings that add a classic touch.

Bedroom three is a versatile space, currently utilised as a single bedroom. There is ample room for wardrobes and a bedside cabinet, though some may prefer to use the space as a home office or study.

The primary bathroom also features a contemporary tiled design, with a bath fitted with an above-bath rainfall showerhead and a clear glass screen. The WC and hand wash basin are integrated into a single unit with

storage options, and there is a chrome heated towel rail.

Despite its north-facing aspect, the garden enjoys plenty of sunlight throughout the day, extending into the evening from the west-facing side. Primarily consisting of a well-manicured lawn, the garden also features a large patio area and multiple seating areas. A tranquil pond serves as the centrepiece, surrounded by colourful flowers that add to the garden's charm. Mature hedges provide privacy, creating a serene and peaceful environment.

To the side of the property, a timber gate allows for the parking of a leisure vehicle, along with a side path at the opposite end. The garden also benefits from external electrical points, an outside tap, and a water butt.

The double garage includes plumbing for a washing machine, a manual door, and loft space for additional storage.

The property boasts a highly convenient location within walking distance of Abergele town centre, providing easy access to a diverse array of local shops, gastro pubs, cafes, and other essential amenities. Additionally, the award-winning Pensarn Beach and the picturesque Coed Y Gopa Woodlands, ideal for keen walkers, are just moments away. For golf enthusiasts, Abergele Golf Club is a short drive from the property. Commuters will appreciate the proximity to the A55, which offers swift and convenient travel along the North Wales coast.

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.

Notice to purchasers

This property is subject to a grant of probate. At the time the property is listed as available (14-8-24) we believe the application was submitted on 8-8-24. The grant of probate is expected to be issued within 4 to 12 weeks.

Lounge

17'8" x 11'4" (5.40 x 3.47)

Kitchen/Diner

18'11" x 10'4" (5.77 x 3.15)

Conservatory

11'5" x 9'2" (3.50 x 2.80)

Bedroom 1

11'9" x 11'4" (3.60 x 3.47)

Bedroom 2

10'5" x 10'0" (3.19 x 3.06)

Bedroom 3

11'9" x 6'8" (3.60 x 2.05)

Double Garage

17'10" x 17'5" (5.45 x 5.33)

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, 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.

