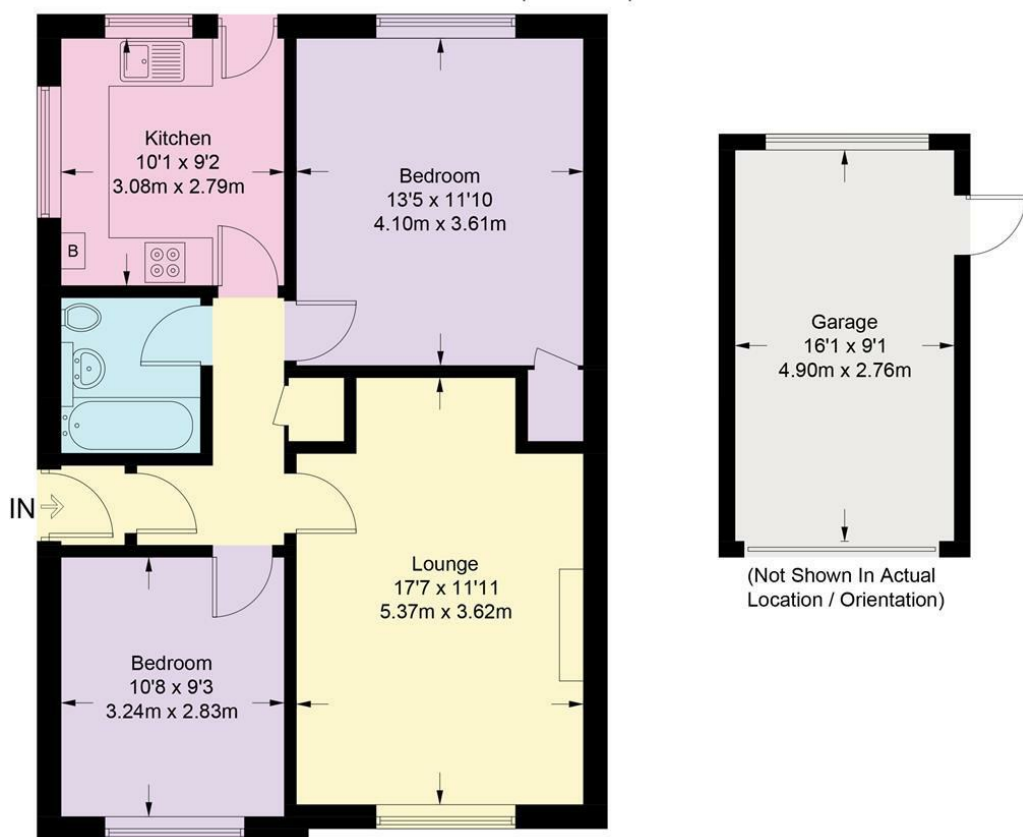


12 Coed Llawryf, Abergele, LL22 7EF

Approximate Gross Internal Area = 63.5 sq m / 683 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 77.0 sq m / 828 sq ft



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. floorplansUsketch.com © (ID1116895)

12 Coed Llawryf, Abergele, LL22 7EF

£185,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83	A	A
56	83	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

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.



12 Coed Llawryf, Abergele, LL22 7EF

£185,000



Tenure

Freehold

Council Tax Band

C - Average from 01-04-2024 £1,898.54

Property Description

As you approach, you'll immediately notice the property's curb appeal, highlighted by a low-maintenance stone-chipped front garden. The garden is thoughtfully designed with a small circular lawn surrounded by mature shrubs and colourful plants, creating a welcoming and attractive frontage. The driveway provides ample off-road parking for multiple vehicles and leads to a PVC double-glazed door, which opens into an internal vestibule with charming quarry tile flooring. From here, a timber-glazed door invites you into a welcoming entrance hall, complete with a handy storage cupboard and access to the loft space.

The lounge is generously proportioned, offering plenty of space for comfortable seating and even a small dining table and chairs. The room is bathed in natural light, accentuated by coved ceilings that add a touch of character. An ornate timber mantle, framed by a decorative tiled surround, houses a cosy gas flame fireplace, creating a warm and inviting atmosphere.

The kitchen is both functional and bright, featuring a mix of wall and base-mounted timber units. There's ample space for an under-counter fridge, and plumbing is in place for a washing machine. The southern orientation and dual aspect windows ensure the kitchen enjoys plenty of natural light, making it a cheerful space for meal preparation.

The primary bedroom is spacious and fitted with a useful storage cupboard to cater to your needs. The room enjoys a bright and airy feel, courtesy of its south-facing window that overlooks the beautiful rear garden.

The second bedroom, situated at the front of the property, offers ample space for a double bed and additional bedroom furniture, making it a versatile and comfortable space.

The bathroom is fully tiled and fitted with a bath complete with a mixer handheld showerhead, a hand wash basin, and a WC, providing all the essentials in a clean and practical design.

One of the standout features of this property is the stunning south-facing rear garden. Brimming with mature bushes, shrubs, trees, and an array of colourful plants, this garden is a true oasis. With the picturesque backdrop of Coed-Y-Gopa woodlands, it's the perfect setting for outdoor dining or simply enjoying the tranquillity of nature on the patio.

Additional features of the property include gas central heating, double glazing, and a single garage with a manual up-and-over door, offering ample storage solutions.

Situated on Coed Llawryf, a peaceful and sought-after cul-de-sac within the popular Woodlands development, this bungalow is surrounded by similar properties, contributing to a sense of community. Its convenient location within walking distance of Abergele town centre provides easy access to local shops, gastro pubs, cafes, and other amenities. Abergele Golf Club is just a short drive away, and for those needing to commute along the North Wales coast, the A55 is only a few minutes away, with a handy No.12 bus stop just at the exit of The Broadway.

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.

Lounge

17'7" x 11'10" (5.37 x 3.62)

Kitchen

10'1" x 9'1" (3.08 x 2.79)

Bedroom 1

13'5" x 11'10" (4.10 x 3.61)

Bedroom 2

10'7" x 9'3" (3.24 x 2.83)

Garage

16'0" x 9'0" (4.90 x 2.76)

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, 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.

