



TOTAL FLOOR AREA: 4899 sq.ft. (455.1 sq.m.) approx.

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
85	85	A	A
40	85	B	A
		C	A
		D	A
		E	A
		F	A
		G	A

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.

Gwreiddyn , Abergele, LL22 9RE Offers in excess of £700,000



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Tenure

Freehold

Council Tax Band

G - Average from 01-04-2024 £3,559.77

Property Description

Your journey begins as you approach the property via a sweeping driveway, bordered by neatly manicured lawns, mature trees, and lush shrubbery. At the end of the drive, a spacious hardstanding area offers ample off-road parking for multiple vehicles.

The main entrance, with its quaint stone accents and dual windows, evokes the charm of an old Welsh chapel, inviting you into the porch. From here, a generous boot room greets you with high ceilings, exposed timber beams, and plenty of space for storage. To your left is a door that leads to a separate staircase, but more on that later.

Accessible from the boot room is a convenient utility room, complete with a Belfast sink and fitted with wall and base units for extra storage. Plumbing and power for a washing machine and dryer are also provided.

The heart of the home is the expansive, open-plan kitchen, dining, and sitting area. The kitchen, with its rustic timber cabinetry, offers plenty of space for a central island, and includes an integrated double electric oven/grill and electric hob. Step down from the kitchen into a spacious sitting area, where exposed timber beams and a striking stone-built open fireplace create a warm, inviting atmosphere – the perfect setting for formal dining or cosy evenings by the fire.

From here, the main hallway leads to a ground-floor WC and reveals one of the property's most unique features: a stunning ornate iron spiral staircase that ascends to the first floor.

The main living room is an airy and welcoming space, accessed through timber-glazed double doors. With PVC double doors leading out to the garden and a charming brick-built fireplace housing a log-burning stove, this room is ideal for both summer entertaining and cosy winter nights. Exposed timber beams add character to the already inviting space.

The third reception room is currently used as a formal dining area, but could easily serve as a second lounge. A fireplace and timber beams enhance the room's cosy feel, while a glazed porch door offers a glimpse of the home's history – this was once the main entrance to the property.

Now, back to that door in the boot room. If the spiral staircase isn't for you, this traditional staircase leads up to a spacious study – perfect for working from home. Meanwhile, the main landing, accessible from the spiral staircase, offers a stunning view of the Eryri mountain range.

The primary bedroom is a light-filled, expansive room with high ceilings that enhance the sense of space. Enjoying views of open countryside, it also features an integrated shower cubicle, cleverly tucked into a partitioned corner of the room.

The second bedroom is a good-sized double, offering plenty of room for furniture and lovely views of the gardens and surrounding landscape. The third bedroom, with its ornate fireplace and exposed timber beams, has plenty of character and

space for freestanding bedroom furniture.

The family bathroom is a modern space with tiled walls and flooring, featuring a large bath, hand wash basin, and WC.

Turning to the annex, this self-contained space offers independent living with its own entrance via either the lounge or the hallway outside the kitchen. It's ideal for a holiday let, Airbnb, or as private accommodation for family. The annex lounge is bright and spacious, with exposed timber beams and plenty of room for a dining table and chairs. The contemporary kitchen features shaker-style units in a modern colour scheme, with an integrated cooker and hob, space for a freestanding fridge-freezer, and plumbing for a washing machine.

The annex includes two spacious double bedrooms, the primary being slightly larger, with ample space for freestanding wardrobes. The bathroom is light and modern, with a high ceiling, exposed beams, and a fully tiled corner shower cubicle, bath, WC, and sink.

The annex is heated via an efficient electric storage boiler, while the main dwelling's heating system runs on an oil-fired boiler. Both properties are double-glazed throughout.

In addition to the annex, there are two well-sized outbuildings with the potential for further development, subject to planning consent. Attached to the annex is a three-door garage – perfect for a motor enthusiast or as a workshop for creative projects.

The enclosed main garden is a beautifully manicured space, surrounded by mature trees and shrubbery. There's also a delightful orchard with a variety of fruit-bearing trees – ideal for those who enjoy making homemade jams or simply appreciating nature.

This property is truly a countryside retreat, offering both character and modern convenience in a tranquil setting. Whether you're looking for a family home, investment opportunity, or both, this cottage has it all.

Services

It is believed the property is connected to mains, electric, water and operates on a septic tank although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge

15'10" x 15'7" (4.83 x 4.75)

Dining Room

15'4" x 14'3" (4.69 x 4.36)

Sitting Room Off Kitchen

14'2" x 13'8" (4.34 x 4.18)

Utility

9'10" x 7'10" (3.00 x 2.40)

Bedroom 1

14'3" x 14'2" (4.35 x 4.32)

Bedroom 2

15'5" x 7'8" (4.70 x 2.34)

Bedroom 3

12'1" x 9'3" (3.69 x 2.83)

Dressing Room

14'7" x 10'3" (4.45 x 3.14)

Study

15'3" x 11'0" (4.66 x 3.36)

Annex Lounge

17'6" x 14'11" (5.34 x 4.55)

Annex Kitchen

12'11" x 6'1" (3.94 x 1.87)

Annex Bed 1

14'11" x 10'5" (4.56 x 3.19)

Annex Bed 2

13'0" x 8'6" (3.98 x 2.60)

Annex Bathroom

10'2" x 7'8" (3.10 x 2.36)

Garage

23'11" x 16'9" (7.29 x 5.12)

Tool Store

27'6" x 17'2" (8.40 x 5.25)

Workshop

30'2" x 20'0" (9.20 x 6.10)

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, Kimmel 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.

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)

