



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.
Made with Metropix C2024

Awel Y Bryn Groes Lwyd, Abergele, LL22 7SY

£325,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(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			(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	82	England & Wales
		61	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.



Awel Y Bryn Groes Lwyd, Abergele, LL22 7SY

£325,000



Tenure

Freehold

This property is located within a conservation area, meaning it benefits from a protected status that preserves the neighbourhood's historical and architectural charm. Living here ensures that any developments are carefully managed to maintain the area's unique character, offering homeowners a timeless setting with enduring appeal.

Council Tax Band

E - Average from 01-04-2024 - £2,610.49

Property Description

As you approach, you're greeted by an enclosed front garden bordered by an iron-railed wall and a brick-paved pathway flanked by stone-chipped landscaping. This leads you to the solid timber front door, which opens into a welcoming vestibule brimming with original features, including decorative floor tiling, picture rails, and a glazed timber door with stained glass insets.

Entering the main hall, rich with character, laid with classic tiling, and featuring a graceful ceiling rose and wall panelling that honour the property's heritage. An under-stair storage cupboard provides added convenience.

The primary lounge is a bright and spacious room filled with natural light from its grand bay window. Laid with wood-effect laminate flooring, this room also features coved ceilings, timber panelling, and a stylish open fireplace encased in a timber mantle, set on a slate hearth. The ornate metal fireplace with decorative tile insets adds to the room's charm.

The second reception room offers similar character with dual-aspect windows that flood the space with light, another feature fireplace, and walls adorned with timber panelling and a built-in bookcase, giving this room a warm, inviting feel.

The dining room is truly impressive, featuring exposed timber ceiling beams, wood-panelled walls, and a striking Inglenook fireplace in an exposed brick design, perfect for family dinners and gatherings.

The contemporary kitchen introduces a touch of modern living, fitted with shaker-style wall and base units, complemented by a marble-effect worktop. Integrated appliances include a double electric oven and grill, an induction hob, a fridge-freezer, and a spice drawer. A breakfast bar adds functionality, and there's plumbing for a freestanding dishwasher.

Opening from the kitchen is a substantial brick-constructed garden room, designed with exposed timber beams and offering views of the rear garden. Here, you'll find plumbing and power for washing and drying appliances, space for an additional fridge-freezer, and a folding door leading to a ground-floor WC.

Stepping through a stable door from the sun room, the rear garden awaits, a

blend of timber decking, paved paths, and stone chippings around a small, easy-to-maintain lawn. A large timber shed, ideal for storage, sits at the back, alongside a log store. The garden is framed with a mix of brick, stone, and timber fencing, ensuring privacy and security, and an additional side patio area connects to the front of the property.

The unique split staircase leads to the first floor, where you'll find the primary bedroom, a spacious room with ample space for a king-sized bed and freestanding furniture. A charming original fireplace with a tiled hearth and ornate metal surround serves as the focal point, while the window offers serene views of Tower Hill and the nearby church clocktower.

Adjacent is the second bedroom, similar in size and features, with ornate coving, a fireplace, and plenty of room for a king-sized bed. Additional storage space is available with loft access via a pull-down ladder, partially boarded for convenience.

The fifth bedroom, a compact space, is ideal as a nursery or home office, fitting a single bed and compact chest of drawers.

Further along the hall, you'll find two additional well-sized double bedrooms, each featuring smaller fireplaces, with one room offering a built-in storage cupboard perfect for towels and linens.

Completing the accommodation is the newly modernised family bathroom. Fitted with easy-to-maintain PVC panelled walls and ceiling, it includes a WC, a hand wash basin with storage, and a spacious open shower with a rainfall showerhead and separate handheld diverter.

Since taking ownership, the vendors have enhanced this home with new windows, an updated kitchen, a modern gas central heating boiler, and fresh décor in most rooms, ensuring this period property is well-prepared for modern living.

This beautiful property, with its perfect location, offers the best of both historical charm and contemporary comfort.

Located on Groes Lwyd, a peaceful residential road, this property is just moments from Abergele town centre, offering effortless access to the local infant, primary, and secondary schools, whether on foot or by car. A short stroll brings you to a variety of local shops, inviting gastro pubs, cosy cafes, and other essential amenities. The award-winning Pensarn Beach (2019), as well as the scenic Pentre Mawr Park, are both within easy walking distance. For those commuting along the North Wales Coast, the A55 is conveniently close, with westbound access approximately 0.4 miles away and eastbound around 1 mile.

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
14'4" x 13'11" (4.39 x 4.25)

Sitting room
13'11" x 13'3" (4.25 x 4.05)

Dining Room
13'3" x 13'3" (4.06 x 4.04)

Kitchen Breakfast Room
13'3" x 12'6" (4.06 x 3.82)

Garden Room
13'3" x 12'4" (4.06 x 3.77)

Bedroom 1
13'11" x 13'2" (4.25 x 4.03)

Bedroom 2
13'11" x 13'3" (4.25 x 4.05)

Bedroom 3
12'0" x 10'0" (3.68 x 3.07)

Bedroom 4
13'8" x 10'0" (4.18 x 3.07)

Bedroom 5
9'4" x 5'9" (2.85 x 1.77)

Bathroom
9'3" x 5'1" (2.82 x 1.57)

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.

