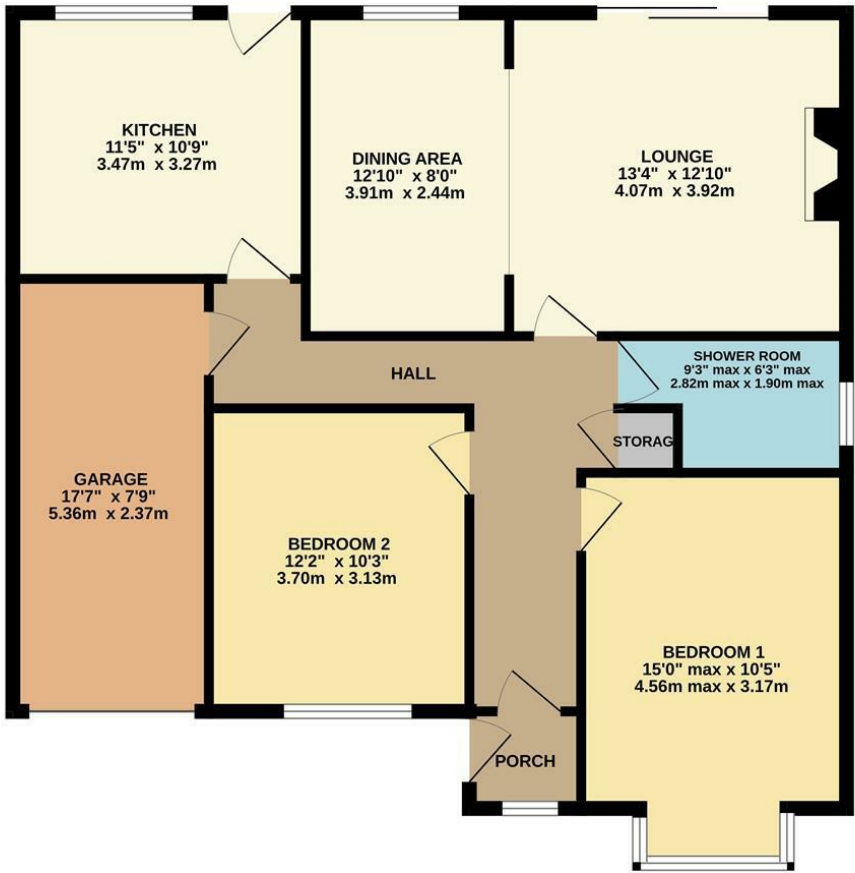




P J B
Prys Jones & Booth



GROUND FLOOR



15 Bryn Helyg, Abergele, LL22 8JP
Offers in excess of £270,000

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		82	(92 plus) 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		
(1-10) G			(1-10) 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk



15 Bryn Helyg, Abergele, LL22 8JP

Offers in excess of £270,000



Tenure
Freehold

Council Tax Band
E - Average from 01-04-2024 £2,610.49

Property Decsription
Approaching the property, you’re greeted by a block-paved driveway providing ample off-road parking, flanked by a low-maintenance, stone-chipped front garden. Timber gates on each side of the property offer convenient access to the private rear garden.

Two paved steps lead up to a welcoming UPVC double-glazed front door, opening into a tiled entrance vestibule. From here, a timber glazed door ushers you into an inviting hallway laid with wood-effect LVT flooring. The hallway also features a spacious storage cupboard ideal for linens and offers internal access to the single garage.

The open-plan lounge and dining area form a bright, inviting space, with natural light streaming in through south-facing PVC sliding doors, which open onto the rear garden. The room’s focal point is a contemporary electric fireplace with ambient lighting, set within a solid stone surround and hearth. An open archway flows from the lounge into the dining area, which can easily double as an additional reception space.

The kitchen, also south-facing, provides delightful views of the rear garden and the woodlands beyond. Laid with herringbone-patterned cushioned flooring, the kitchen features high-gloss wall and base units, a tiled splashback, and integrated appliances, including a double electric oven and a four-ring gas hob.

Both double bedrooms are situated at the front of the property. Each offers ample space for freestanding furniture and a double bed, with the slightly larger bedroom boasting a charming box bay window offering a glimpse of the sea.

The contemporary bathroom is fully tiled, with a PVC ceiling featuring recessed downlighting. A sleek, low-level shower tray with a clear glass screen is equipped with a rainfall showerhead and a handheld diverter. Completing the room are a floating hand wash basin with storage, a WC, and a wall-mounted

radiator with towel rails.

The integral garage, accessed internally, offers further functionality, with plumbing and power for both washing and drying appliances. The loft, accessible from the garage, is mostly boarded and insulated, providing extra storage space.

Recently redesigned, the south-facing rear garden is perfect for those who enjoy outdoor relaxation or gardening. A sandstone patio bordered by block paving offers multiple seating options, while a tiered stone-chipped area, framed with wood chippings and mature shrubbery, creates a beautifully landscaped space enclosed by secure timber fencing. The garden enjoys views of Tower Hill and Coed Y Gopa Woodlands, making it the ideal spot for sun-soaked afternoons.

Nestled on the tranquil road of Bryn Helyg, this property offers stunning views of Tan Y Gopa Woods and sits amidst similar charming homes, creating a harmonious neighbourhood feel. Just a short 10-minute walk leads to Abergele town centre, where you’ll find a variety of local shops, cosy gastro pubs, welcoming cafes, and other essential amenities. For commuters, the A55 is conveniently close, providing easy travel along the beautiful 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.

Lounge
13'4" x 12'10" (4.07 x 3.92)

Dining Area
8'0" x 12'9" (2.44 x 3.91)

Kitchen
11'4" x 10'8" (3.47 x 3.27)

Bedroom 1
14'11" x 10'4" (4.56 x 3.17)

Bedroom 2
10'3" x 12'1" (3.13 x 3.70)

Bathroom
9'3" x 6'2" (2.82 x 1.90)

Garage
7'9" x 17'7" (2.37 x 5.36)

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.

