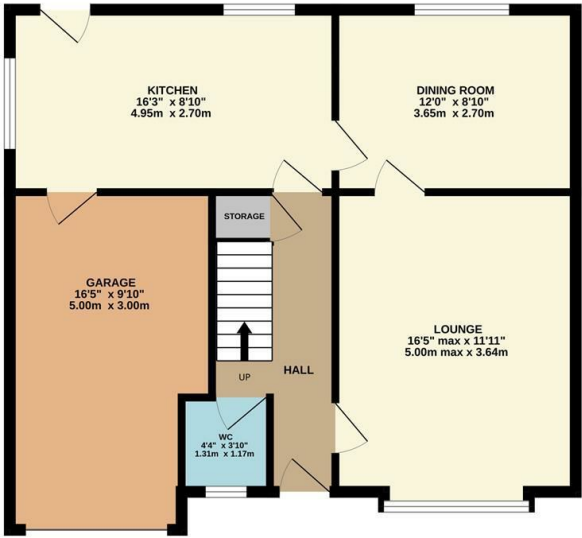


P J B  
Prys Jones & Booth

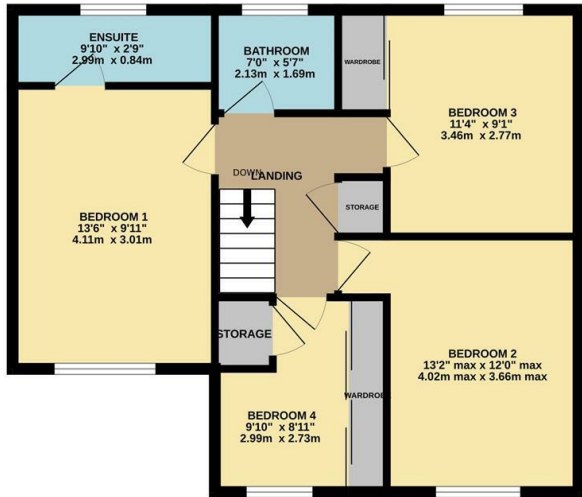


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Prys Jones & Booth  
01745 823897  
www.prysjonesbooth.co.uk  
FOR SALE

GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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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## 34 Bryn Castell, Abergele, LL22 8QA

### £325,000



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		83	(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		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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.

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www.prysjonesbooth.co.uk



# 34 Bryn Castell, Abergele, LL22 8QA

## £325,000



### Tenure

Freehold

### Council Tax Band

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

### Property Description

As you arrive, you are greeted by a brick-paved driveway providing generous off-road parking for multiple vehicles. A charming open canopy porch shelters the composite double-glazed front door, which leads you into the home.

Step into the inviting entrance hall, where sleek tiled flooring sets a stylish tone. A handy under-stairs storage cupboard provides space for household essentials and houses the central heating controls. The hallway also offers access to a modern, partially tiled ground-floor WC, complete with a vanity hand wash basin for added convenience.

The lounge is a spacious and airy, filled with natural light and laid with wood-effect ceramic floor tiles for a contemporary touch. Coved ceilings add charm and character, while a standalone stone hearth provides the perfect spot for an electric fire or a gas flame fireplace, with a gas point already installed.

To the rear of the lounge, a timber door opens into a versatile second reception room, currently used as a dining area and home office. This space enjoys views over the rear garden and connects seamlessly to the kitchen, offering both practicality and flow.

The kitchen has been stylishly upgraded with high-gloss, handleless wall and base units, enhancing the clean, modern aesthetic. Cream brick-style tiled splashbacks and brushed steel fittings complement the design, while integrated NEFF appliances, including an induction hob, electric oven, microwave& grill with warming drawer, and slimline dishwasher, provide convenience. A pull-out larder unit, integrated fridge-freezer, and breakfast bar add both function and style to this impressive space.

From the kitchen, integral access leads to the garage, which offers ample storage space and room for an additional fridge-freezer. The garage features a manual up-and-over door and houses the central heating boiler and electrical consumer unit.

Ascending the staircase to the first floor, you're welcomed by a spacious landing with access to the insulated loft space. A generous airing cupboard also provides storage for towels and bedding, keeping the space tidy and organised.

The primary bedroom offers ample space for a double or king-sized bed alongside freestanding furniture and wood effect laminate flooring. The room enjoys delightful views of the woodlands, while a fully tiled modern en-suite enhances functionality with a shower cubicle powered by an electric shower, a vanity hand wash basin, and a WC, complete with an

electric shaver point.

The second bedroom is equally impressive, offering a similar outlook onto the wooded hillsides. Spacious enough for a double or king-sized bed and freestanding furniture, it is finished with stylish wood-effect laminate flooring.

The third bedroom, also laid with wood effect laminate flooring, is a generous double room featuring sliding fitted wardrobes and space for additional furniture, while enjoying pleasant views of the popular Abergele Tower Hill forestry.

The fourth bedroom, versatile in its design, can serve as a single bedroom, home office, or dressing room. A wall of mirrored fitted wardrobes provides excellent storage, while an alcove offers space for a single bed or could be adapted into a built-in desk area—perfect for those working from home. An above-stair storage cupboard completes the room, offering further practicality.

The family bathroom continues the contemporary theme, featuring a fully tiled design with a P-shaped bath and a boiler-fed overhead shower, complete with a clear glass screen. A chrome heated towel rail, a hand wash basin with storage beneath, and a WC complete this modern space.

The garden, accessible via the kitchen, has been designed for both relaxation and practicality. Steps lead onto a paved patio area that extends to the rear of the garden where space is provided for a timber shed. A neatly fenced-off lawn provides a safe and secure play space for children, while a generous stone-chipped area adds further versatility, and a centralised paved area is ideal for alfresco dining. Bordered by timber fencing for privacy, the garden enjoys a sought-after southeast-facing aspect, offering plenty of sunshine from morning to afternoon.

This property further benefits from double glazing throughout, gas central heating, and security lighting installed at the front, side, and rear for added peace of mind, and an outside tap in the garden. Additionally, for those working from home, the vendor informs us that full fibre broadband is available, ensuring fast and reliable connectivity.

Situated in one of Abergele's most desirable residential areas, this quiet cul-de-sac offers peace and convenience in equal measure. Abergele's town centre is just a short drive away, with a variety of local amenities, including schools, shops, cafés, and leisure facilities. The nearby A55 Expressway ensures quick and easy access for those commuting along the scenic North Wales coast.

This immaculately presented home offers space, style, and a superb location—an ideal choice for modern family living.

### 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

16'4" max x 11'11" (5 max x 3.64)

### Dining Room

11'11" x 8'10" (3.65 x 2.7)

### Kitchen

16'2" x 8'10" (4.95 x 2.7)

### WC

4'3" x 3'10" (1.31 x 1.17)

### Bedroom 1

13'5" x 9'10" (4.11 x 3.01)

### Bed 1 En Suite

9'9" x 2'9" (2.99 x 0.84)

### Bedroom 2

13'2" max x 12'0" max (4.02 max x 3.66 max)

### Bedroom 3

11'4" x 9'1" (3.46 x 2.77)

### Bedroom 4

9'9" x 8'11" (2.99 x 2.73)

### Bathroom

6'11" x 5'6" (2.13 x 1.69)



### Garage

16'4" x 9'10" (5 x 3)

### 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.

