



P J B

Prys Jones & Booth

GROUND FLOOR  
1136 sq.ft. (105.6 sq.m.) approx.



3 Heol Dewi, Abergele, LL22 7RJ  
No offers £365,000

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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		81	(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.

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





# 3 Heol Dewi, Abergele, LL22 7RJ

## No offers £365,000



### Tenure

Freehold

**Council Tax Band**  
E - Average from 01-04-2024 £2,610.49 - Infomation provided by [www.conwy.gov.uk/en/Resident/Council-Tax/Council-Tax-Bands](http://www.conwy.gov.uk/en/Resident/Council-Tax/Council-Tax-Bands)

**Property Description**  
Boasting excellent kerb appeal, the property is approached via a hardstanding driveway, bordered with brick paving and providing ample off-road parking for multiple vehicles. Adjacent to the driveway, a low-maintenance front garden is laid with stone chippings and dotted with mature shrubbery, adding a touch of greenery to the frontage.

A charming open porch with quarry-tiled flooring shelters a composite double-glazed door, leading into a welcoming entrance vestibule. From here, a timber-glazed internal door opens into a stylishly decorated hallway laid with wood-effect flooring, offering two handy storage cupboards and integral access to the double garage.

The lounge is a bright and inviting space, with a large bay window allowing plenty of natural light to fill the room. Decorated in neutral tones, this contemporary space is enhanced by a sleek electric fire, framed by a marble mantle and hearth, creating a warm and cosy atmosphere.

Flowing seamlessly from the lounge, an open archway leads into the dining area, providing ample space for a dining table, chairs, and a sideboard. Beyond the dining area, a stunning Orangery offers panoramic views of the rear garden, serving as a peaceful retreat to unwind and relax. Stylishly tiled flooring and decorated in soft, neutral tones, this space benefits from double doors that open onto the garden, bringing the outdoors inside.

The kitchen keeps in line with the property's modern feel, fitted with a mix of wall and base-mounted high-gloss units finished with chrome handles. Clever storage solutions such as pull-out shelving units maximise cupboard space. A luxurious granite worktop extends to the upstands, windowsills, and splashback, complementing the stylish design. Integrated appliances include a Bosch electric double oven/grill, a Bosch induction hob, and space for a freestanding dishwasher. LED lighting under the cabinets and sleek ceiling downlights further elevate the space. A doorway leads into a separate utility area, where

plumbing and power are provided for both a washing machine and tumble dryer, along with additional space for a freestanding fridge freezer.

The primary bedroom is a spacious and well-lit retreat, comfortably accommodating a king-size bed flanked by bedside cabinets. Mirrored fitted wardrobes provide ample storage, while a pleasant view of the rear garden enhances the relaxing ambiance. Adding to the convenience is the contemporary en-suite, fully tiled and fitted with a clear glass shower cubicle featuring a folding screen, a rainfall showerhead with a separate handheld diverter, a ceramic WC, a hand wash basin with storage options beneath, and a chrome heated towel rail.

The second bedroom is a generously sized double, offering ample space for either a king-size bed or twin beds, with room for freestanding wardrobes and additional furniture.

The third bedroom is currently utilised as a home office but could comfortably accommodate a single or double bed. This versatile space also enjoys a pleasant view of the rear garden.

The family bathroom continues the home's contemporary theme with a stylish, fully tiled design. Storage solutions are cleverly integrated, with cabinets both above and below the sink unit, while the WC is seamlessly incorporated into the space. A P-shaped bath with a clear glass screen features an overhead rainfall showerhead and a separate handheld diverter. A backlit vanity mirror completes the sleek and functional design.

The rear garden has been thoughtfully designed for low maintenance while maximising outdoor enjoyment. Paved seating areas provide the perfect setting for family barbecues and summer gatherings, with an additional patio space in the far-right corner positioned to soak up the last of the evening sun. Artificial turf adds a vibrant pop of greenery, while a striking rock-style water feature serves as an eye-catching focal point. A charming timber summerhouse offers the perfect garden retreat or additional storage space. A paved pathway runs alongside the property, providing easy access to the front.

This stunning bungalow is an exceptional find, offering stylish, modern living in a sought-after location just moments from the coast, countryside walks, and all the amenities Abergele has to offer.

**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.

Both full fibre and copper broadband are available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 3-2-25

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

**Lounge**  
18'6" x 11'11" (5.64 x 3.64)

**Dining Room**  
10'0" x 9'8" (3.05 x 2.96)

**Orangery**  
15'3" x 10'10" (4.65 x 3.31)

**Kitchen**  
11'3" x 9'3" (3.44 x 2.83)

**Bedroom 1**  
11'4" x 11'1" (3.46 x 3.39)

**Bedroom 2**  
11'5" x 10'11" (3.48 x 3.35)

**Bedroom 3**  
9'2" x 8'10" (2.80 x 2.70)



**Family Bathroom**  
8'7" x 5'10" (2.63 x 1.79)

**Double Garage**  
17'1" x 16'2" (5.23 x 4.94)

**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.

