

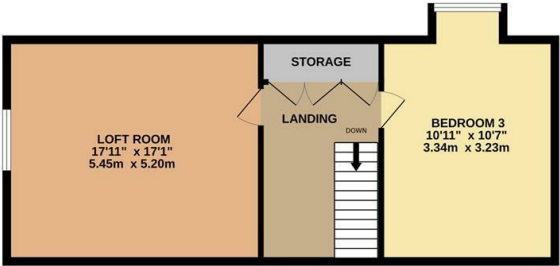
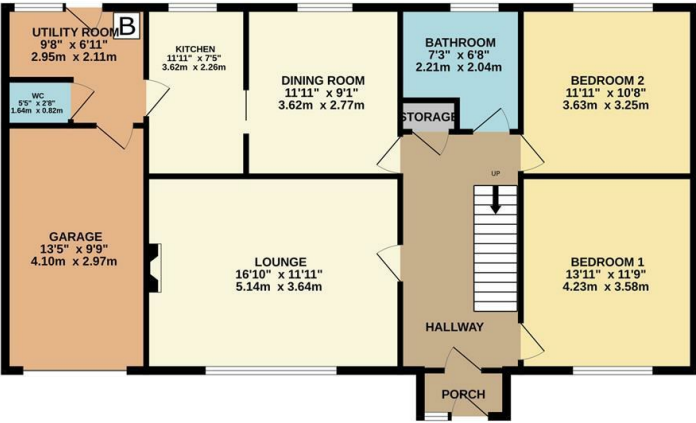


P J B
Prys Jones & Booth



GROUND FLOOR

1ST FLOOR



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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24 Bryn Derwen, Abergele, LL22 8DE
£300,000

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(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.

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£300,000



Tenure

Freehold

Council Tax Band

Band - E Average from 01-04-25 £2,836.57- Information from conwy.gov.uk

Property Description

A hardstanding pathway leads you to the entrance, flanked by two neatly lawned sections teeming with mature, vibrant shrubbery. There's also off-road parking for a single vehicle and a single garage, accessible via a manual up-and-over door.

A PVC glazed door with side panels opens into an entrance porch with exposed brick walls, providing a welcoming first impression. A timber-glazed door then leads into the main entrance hall, where a vaulted ceiling enhances the sense of space. A handy storage cupboard is also located here, housing the central heating controls.

The lounge is bright and airy, enjoying plenty of natural light. Coved ceilings add character, while an electric fireplace, framed by an ornate timber mantle, creates a cosy focal point.

A separate dining room, accessible from the hallway, offers ample space for a dining table, chairs, and a sideboard. With the right vision and subject to the correct building regulations, this room could be seamlessly opened up to the kitchen, creating a modern and fluid open-plan space.

The kitchen is currently fitted with a selection of wall and base-mounted units, complemented by a classic tiled splashback with floral accents. There's ample space for a freestanding cooker and under-counter fridge, along with a handy breakfast bar for casual dining.

Flowing from the kitchen, the generously sized utility room provides plumbing for a washing machine, additional storage solutions, and access to the rear garden. A convenient WC is also located here, along with integral access to the garage.

The primary bedroom is positioned on the ground floor and overlooks the front aspect of the property. This bright and inviting space offers ample room for a king-size bed alongside freestanding bedroom furniture.

The second ground-floor bedroom is another well-proportioned double room, enjoying picturesque views of the rear garden and the woodland beyond.

The ground-floor bathroom has a fully tiled design and is fitted with a ceramic hand wash basin, WC, and a bi-fold shower cubicle with an electric shower.

Ascending the staircase, you'll find a spacious landing, complete with a large storage cupboard offering ample room for linens and towels.

The third bedroom, located on the first floor, is generously proportioned and features a range of fitted wardrobes and cabinets. A dormer window floods the room with natural light, while the south-facing aspect ensures a bright and sunny space throughout the day.

Across the hallway, a large loft room presents an exciting opportunity for conversion into a functional fourth bedroom (subject to building control). Many properties in the area were originally designed with this room as an additional bedroom, making it a prime candidate for renovation.

The rear garden enjoys a desirable south-west facing aspect, basking in sunlight throughout the day and well into the evening. Landscaped with a mix of lawns, pathways, and slate chippings, the space is bordered by vibrant flowers and mature shrubbery, creating a serene and inviting outdoor retreat. A charming timber summer house provides an additional garden escape, perfect for a studio, hobby room, or tranquil seating area.

This property presents a rare opportunity to acquire a home with fantastic potential in a highly sought-after location. With Abergele town centre just a short distance away, offering a variety of amenities, shops, and transport links, this home is ready to be transformed into something truly special.

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 - as of 24-2-25

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

Lounge

16'10" x 11'11" (5.14 x 3.64)

Dining Room

11'10" x 9'1" (3.62 x 2.77)

Kitchen

11'10" x 7'4" (3.62 x 2.26)

Utility Room

9'8" x 6'11" (2.95 x 2.11)

Bedroom 1

13'10" x 11'8" (4.23 x 3.58)

Bedroom 2

11'10" x 10'7" (3.63 x 3.25)

Bedroom 3

10'11" x 10'7" (3.34 x 3.23)

Loft Room

17'10" x 17'0" (5.45 x 5.20)

Garage

13'5" x 9'8" (4.10 x 2.97)



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.

