



**2 Stryd Y Dderwen, Abergele, LL22 9YA**

Approximate Gross Internal Area = 67.9 sq m / 731 sq ft  
Garage = 16.0 sq m / 172 sq ft  
Total = 83.9 sq m / 903 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. floorplansUsketch.com © (ID1102173)

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
(12+ pts) <b>A</b>			(12+ pts) <b>A</b>		
(11-11) <b>B</b>			(11-11) <b>B</b>		
(10-10) <b>C</b>			(10-10) <b>C</b>		
(9-9) <b>D</b>			(9-9) <b>D</b>		
(8-8) <b>E</b>			(8-8) <b>E</b>		
(7-7) <b>F</b>			(7-7) <b>F</b>		
(1-10) <b>G</b>			(1-10) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		England & Wales			

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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P J B

Prys Jones & Booth



**2 Stryd Y Dderwen, Abergele, LL22 9YA**  
**£145,000**





# 2 Stryd Y Dderwen, Abergele, LL22 9YA

## £145,000



### Tenure

Freehold

### Council Tax Band

C - Average from 01-04-2024 £1,898.54

### Property Description

Upon entering through the PVC front door, you step into an entrance vestibule, which leads through a glazed timber door into a spacious, L-shaped hallway. The hallway provides access to the loft space, offering additional storage potential.

The lounge is generously proportioned and benefits from decorative coved ceilings. Dual aspect windows allow natural light to flood the room, creating a bright and airy living space—perfect for relaxing or entertaining.

The kitchen breakfast room offers ample space and is fitted with a range of wall and base-mounted units, complemented by a timber-effect worktop and tiled splashback. Integrated appliances include an electric oven and hob, and there is plumbing for a washing machine. This room provides plenty of opportunity to create a functional and inviting kitchen area.

The primary bedroom is spacious enough to accommodate a king-size bed or two single beds, with dual aspect windows ensuring the room is bathed in light throughout the day. It's a bright and peaceful space for rest and relaxation.

The second bedroom is well-sized, providing room for a double bed and freestanding wardrobes, making it ideal for guests or as a versatile space for your needs.

Completing the interior is a fully tiled bathroom, featuring a shower cubicle with an electric shower, a hand wash basin, and a WC.

Outside, the compact rear garden is a blank canvas, ready for landscaping to transform it into a cosy outdoor retreat. The garden is bordered by timber fencing, ensuring

privacy. A pathway runs along the side of the property, leading to the front, and a timber-glazed door gives access to the attached single garage.

At the front, you'll find off-road parking for one vehicle and a low-maintenance front garden laid with stone chippings. The single garage, fitted with a manual up-and-over door, provides additional storage or parking space.

This bungalow presents a fantastic opportunity for anyone seeking a small renovation project, offering great potential in a desirable coastal location.

Located on Stryd Y Dderwen, the property is situated just a few minutes away from the award-winning Pensarn Beach and its dog-friendly trails. The market town of Abergele is just a few minutes' drive away where you can explore a range of charming cafés, inviting gastro pubs, and local shops, including a florist and a butchers. The property also benefits from excellent transport links being situated just off the no.12 bus route spanning from Rhyl to Llandudno, along with Abergele & Pensarn train station.

### 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

16'3" x 12'2" (4.96 x 3.71)

### Kitchen

15'2" x 7'11" (4.64 x 2.42)

### Bedroom 1

14'0" x 10'0" (4.29 x 3.05)

### Bedroom 2

9'6" x 9'4" (2.91 x 2.85)

### Garage

18'8" x 9'3" (5.71 x 2.82)

### 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.

