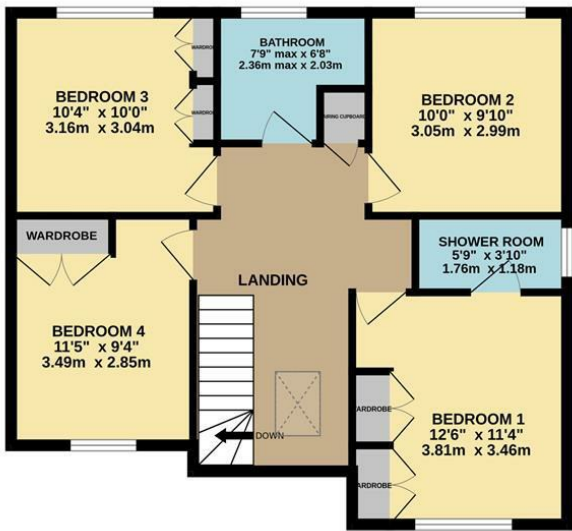
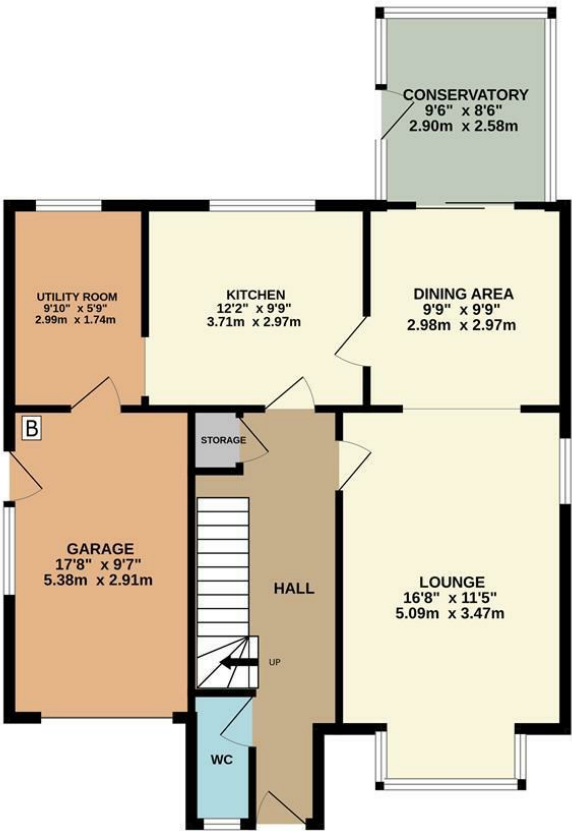




GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.

1ST FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 1559 sq.ft. (144.8 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 <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.

## 4 Parc Glan Aber, Abergele, LL22 7FA

### £425,000





# 4 Parc Glan Aber, Abergele, LL22 7FA

## £425,000



### Tenure

Freehold - (Source - Gov.uk)

### Council Tax Band

Band - F - Average from 01-04-25 £3,352.31 (Source - conwy.gov.uk)

### Propetry Description

Tucked away within a peaceful and sought-after residential cul-de-sac, this beautifully maintained four-bedroom detached family home occupies a prominent corner plot and boasts exceptional kerb appeal. Built by the highly regarded developer Les Jones, the property is set against the backdrop of picturesque hillside views and lies just a short stroll from Abergele town centre, the award winning Pensarn Beach, and the scenic woodland trails of Coed y Gopa.

The home is approached via a brick-paved driveway providing off-road parking for two vehicles, flanked by a low-maintenance rockery garden dotted with mature shrubs and a stone-chipped border that outlines the plot.

A stylish composite double-glazed door opens into a bright and welcoming entrance hallway laid with oak flooring. This inviting space gives access to a convenient ground-floor WC and features a practical under-stair storage cupboard—perfect for coats and shoes.

The lounge is generously proportioned and filled with natural light thanks to a striking floor-to-ceiling bay window. Character details include decorative coved ceilings, a central ceiling rose, and an ornate mantelpiece framing a gas flame fire set upon a stone hearth—an ideal setting for cosy family evenings.

Flowing seamlessly from the lounge is the formal dining room, where the oak flooring continues. With ample space for a dining table and additional furniture, this room is perfect for entertaining. Sliding double-glazed doors lead into a bright and tranquil conservatory, providing a serene additional reception room with lovely views across the rear garden.

The kitchen, accessible from both the entrance hall and dining room, has been thoughtfully updated by the current owners. Fitted with stylish matte-finish shaker-style units obtained from "Steil" kitchen suppliers, the space is accented by a striking purple brick-tiled splashback and stone-effect worktops. Integrated appliances include a double oven/microwave grill, a dishwasher, and a five-burner gas hob.

Off the kitchen lies a spacious utility room, ideal for day-to-day functionality. There is plumbing for a washing machine, space for an American-style fridge freezer, and an additional stainless steel sink. This area also provides internal access to the single garage, which is fitted with a manual up-and-over door, a side uPVC access door, and houses the central heating boiler.

Ascending to the first floor, you're greeted by a bright mezzanine-style

landing set beneath a vaulted ceiling and Velux window, flooding the space with natural light. A large airing cupboard houses the water tank.

The primary bedroom is a peaceful retreat overlooking woodland, offering ample space for a double bed and freestanding furniture. Contemporary double wardrobes provide built-in storage, and the room is further enhanced by a fully tiled en-suite shower room with a rainfall shower and additional handheld attachment.

The second and third bedrooms are both well-sized doubles with views of Tower Hill woodland, coved ceilings, and fitted wardrobes, while the fourth bedroom, currently used as a home office, could easily serve as another double room and benefits from its own built-in wardrobe.

Completing the upstairs accommodation is the family bathroom, stylishly tiled in a two-tone pattern and fitted with a bath and overhead mixer-fed shower, glass screen, hand basin, and WC.

The private rear garden is thoughtfully landscaped to offer a blend of practicality and charm. A large stone-paved patio area provides the perfect setting for outdoor dining, bordered by a lawn with flowerbeds and enclosed by a combination of brick wall and timber fencing. A delightful dining area sits beneath a timber pergola adorned with creeping greenery—an enchanting spot for summer evenings. There is also a timber shed for storage and gated access to the side of the home.

The property's location is a standout feature. Situated on Parc Glan Aber, this peaceful cul-de-sac offers stunning views of Coed Y Gopa Woodlands. Abergele Golf Club and Tan y Gopa Woodlands are just a short walk away, perfect for nature enthusiasts and walkers. Abergele town centre is within a 10-minute walk, providing a range of local shops, cafes, gastro pubs, and other amenities, while the award-winning Pensarn Beach and Pentre Mawr Park are also nearby. For commuters, the A55 is just a few minutes away, offering easy access to the North Wales coast.

This exceptional family home not only offers generous and stylish living spaces, but also the benefit of a prime location close to nature, the coast, and local amenities. A rare find in today's market.

### 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 4-4-25

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

### Lounge

16'8" x 11'4" (5.09 x 3.47)

### Dining Room

9'9" x 9'8" (2.98 x 2.97)

### Conservatory

9'6" x 8'5" (2.90 x 2.58)

### Kitchen

12'2" x 9'8" (3.71 x 2.97)

### Utility Room

9'9" x 5'8" (2.99 x 1.74)

### Bedroom 1

12'5" x 11'4" (3.81 x 3.46)

### Bedroom 2

10'0" x 9'9" (3.05 x 2.99)

### Bedroom 3

10'4" x 9'11" (3.16 x 3.04)

### Bedroom 4

11'5" x 9'4" (3.49 x 2.85)

### Bathroom

7'8" max x 6'7" (2.36 max x 2.03)

### 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.

### 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.