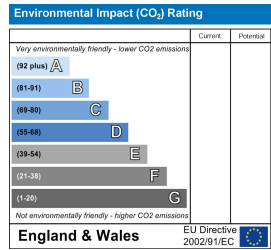
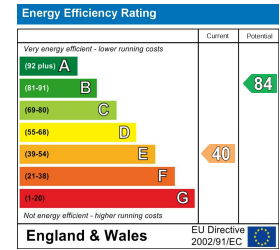


TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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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

21 Ffordd Y Graig, Llanddulas, LL22 8LY

Offers in the region of £200,000

2 1 1 E



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Offers in the region of £200,000



Tenure

Freehold - (Source - Gov.uk)

Council Tax Band

Band - D - Average from 01-04-25 £2,320.83 (Source - conwy.gov.uk)

Property Description

Set back from the road, the property is approached via a paved pathway bordered by well-kept lawns, vibrant flowerbeds, and mature shrubbery that enhances its inviting kerb appeal. A traditional open canopy porch leads to a composite double-glazed front door, opening into a vestibule laid with rustic quarry tiles. From here, a second PVC door guides you into the heart of the home.

The lounge is a bright and welcoming space, flooded with natural light thanks to a floor-to-ceiling picture window and an additional side aspect window—capturing uninterrupted sea views. The room exudes warmth and comfort, with space for a cosy electric fire framed by a timber mantle and stone hearth. Contemporary wall-mounted radiators and ample space for lounge seating and a dining table make this a perfect spot for relaxing or entertaining.

The kitchen has been tastefully modernised and fitted with sleek, high-gloss handleless units, complemented by a brick-tiled splashback and wood-effect worktops. A herringbone-style floor completes the aesthetic, creating a stylish and functional cooking space. Integrated appliances include an electric oven and hob with an overhead extractor, with additional space for a washing machine and an under-counter fridge. A set of PVC double doors open out to the side of the property—ideal for placing a breakfast table where you can savour morning coffee while taking in the stunning sea views.

To the rear of the bungalow is the larger of the two double bedrooms, enjoying a peaceful garden outlook and rolling hillside views. There's ample space for a double bed and freestanding bedroom furniture. The second bedroom, located at the front, is another well-proportioned double

benefitting from a large picture window that fills the room with natural light and overlooks the front garden. A built-in storage cupboard adds further practicality to this space.

The bathroom has been adapted into a modern wet room, ideal for accessibility, and features an electric Mira shower, hand wash basin, WC, and a chrome heated towel rail. Fully tiled walls and PVC panelling to the ceiling complete the look. Outside, the low-maintenance rear garden is paved and enclosed with timber fencing, with paths running along both sides of the property. Steps from the patio lead down to the rear entrance of the single garage, which is equipped with a manual up-and-over door. The property also benefits from off-road parking for multiple vehicles.

Ideally located on Ffordd Y Graig, the home is surrounded by similar bungalows and sits just a short stroll from the heart of Llanddulas village. Within walking distance, you'll find a traditional chip shop, a post office, the much-loved Valentine Inn, an Indian restaurant/takeaway, and access to the coastal path and beach. For those commuting along the North Wales coast, the A55 is just a few minutes' drive away, making this a perfectly situated retreat for coastal living with excellent connectivity.

A superb opportunity to enjoy life by the sea in a peaceful, friendly community.

NOTICE TO PURCHASERS

Please note that this property is being sold as part of an estate and is subject to an ongoing probate process. At present, the application for probate has not yet been submitted, and as such, there may be a delay in the completion of the sale. Buyers should be aware that the timescales involved can be uncertain and are dependent on the progress of the probate application through the relevant legal channels. While every effort will be made to expedite the process, we advise interested parties to consider potential delays and manage expectations accordingly.

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 7-4-25

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

Lounge

16'3" x 10'11" (4.97 x 3.33)

Kitchen

9'5" x 8'4" (2.88 x 2.55)

Bedroom 1

9'4" x 11'10" (2.86 x 3.61)

Bedroom 2

9'2" x 12'5" (2.81 x 3.81)

Wet Room

6'0" x 5'6" (1.85 x 1.69)



Garage

16'7" x 8'0" (5.08 x 2.45)

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.

