

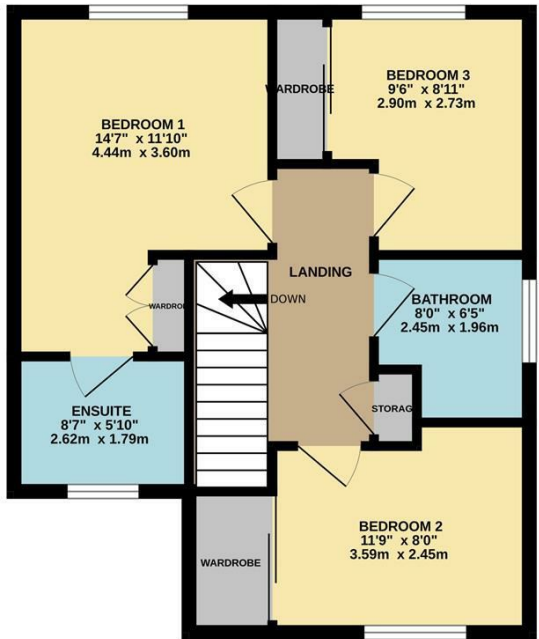
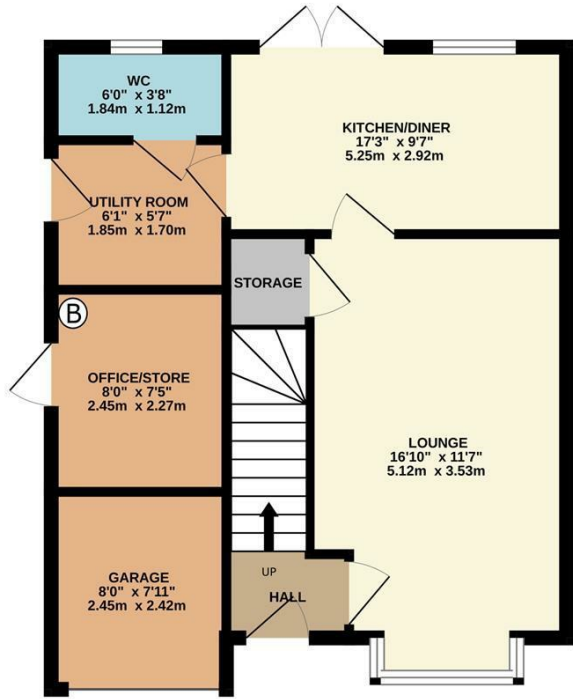


P J B
Prys Jones & Booth



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.

1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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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21 Maes Y Ffynnon, Abergele, LL22 9BF

£300,000

3 2 1 B

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		93	(92 plus) A		
(81-91) B	82		(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 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 & Management Fees

Band - E - Average from 01-04-2025 £2,836.57

Estate Fees - A service charge is payable on this estate for the maintenance of the communal grounds (subject to increase). The latest charge (01 June 2024 - 31 May 2025) was £182.57 (information provided by the vendors).

Property Description

Upon arrival, you're welcomed by a well-maintained front garden framed with mature hedgerows and vibrant shrubs, creating a charming first impression. A generous driveway provides ample off-road parking for multiple vehicles and leads to a single garage that has been cleverly divided into a practical storage space and a versatile hobby room or home office—perfect for remote working or creative pursuits.

Step inside through the sheltered composite front door into a bright and inviting entrance hall, neatly laid with carpet and offering room for coat hooks and a shoe rack. The lounge, positioned to the front of the home, is a warm and spacious retreat featuring a striking box bay window—an ideal spot for a cosy reading nook or festive Christmas tree—with glimpses of the nearby Tower Hill woodlands. There's also an under-stairs cupboard providing convenient everyday storage.

Flowing seamlessly from the lounge is the stunning open-plan kitchen and dining area, finished with stylish wood-effect Karndean flooring and contemporary downlighting. The kitchen is appointed with a mix of high-gloss two-tone cabinetry, wood-effect worktops, and a suite of integrated Zanussi appliances, including a double oven with grill, fridge-freezer, five-ring gas hob with extractor, and dishwasher. The dining area offers plenty of room for family meals and opens out onto the landscaped garden via patio doors, inviting the outdoors in.

Adjacent to the kitchen, the utility room mirrors the sleek style of the kitchen, complete with an additional sink, plumbing for a washing machine, extra storage, and access to both a ground floor WC and the side pathway leading to the garden.

Upstairs, a generous landing provides access to all three bedrooms and includes a sizeable linen cupboard, while a hatch offers entry to the loft for additional storage. The primary bedroom is a peaceful sanctuary overlooking the rear playing field, offering distant sea glimpses and stylish fitted wardrobes. It also benefits from a spacious en-suite shower room with chic Karndean flooring, a large walk-in shower, hand basin, and WC.

The second bedroom, also a generous double, boasts mirrored wardrobes and a pleasant view to the front, while the third bedroom offers flexible space for guests, children, or a home office, enjoying the same serene rear outlook as the primary. All rooms are finished to a high standard and flooded with natural light.

The family bathroom continues the modern aesthetic with a part-tiled finish, Karndean flooring, bath with overhead electric shower, glass screen, WC, hand basin, and a chrome heated towel rail.

Outside, the rear garden has been thoughtfully landscaped into three distinct zones: a spacious patio for al fresco dining, a central manicured lawn bordered by mature plants, and a pair of cosy patio spaces linked by decorative stone chippings and framed by railway sleepers. A pergola creates a charming setting for summer entertaining or evening relaxation, all enclosed within secure timber fencing for peace of mind.

Ideally located for families and professionals alike, this exceptional property offers easy access to Abergele town, Pensarn beach, Abergele Golf Club, and excellent transport links via the A55, making commuting along the stunning North Wales coast a breeze.

Services

EPC grade - B (82)

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 14-4-25.

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

Lounge

16'9" max x 11'6" max (5.12 max x 3.53 max)

Kitchen Diner

17'2" x 9'6" (5.25 x 2.92)

Utility Room

6'0" x 5'6" (1.85 x 1.70)

WC

6'0" x 3'8" (1.84 x 1.12)

Office

8'0" x 7'5" (2.45 x 2.27)

Garage Store

7'11" x 8'0" (2.42 x 2.45)

Bedroom 1

14'7" max x 11'9" max (4.45 max x 3.60 max)

Bedroom 2

11'9" x 8'0" (3.59 x 2.45)

Bedroom 3

9'6" max x 8'11" (2.90 max x 2.73)



Bathroom

8'0" x 6'5" (2.45 x 1.96)

En Suite

8'7" x 5'10" (2.63 x 1.79)

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.

