

TOTAL FLOOR AREA: 1257 sq.ft. (116.7 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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34 Heol Conwy, Abergele, LL22 7UT

£320,000

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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	66	(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		(1-20) 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.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk



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£320,000



Tenure

Freehold

Council Tax Band

Band - D - Average from 01-04-2025 £2,320.83 (conwy.gov.uk)

Property Description

As you arrive, a sweeping hardstanding driveway provides ample parking for multiple vehicles, bordered by a neatly kept lawn. Secure gated pathways run along both sides of the home, offering convenient access to the rear garden. A contemporary composite front door with glazed side panel opens into a welcoming vestibule laid with wood-effect Karndean flooring, which continues seamlessly into the main living space. Just off the hallway, a ground floor WC features floor-to-ceiling tiling, a hand wash basin, and WC.

What was once the garage has been tastefully converted into an additional reception room—ideal as a home office, snug, playroom, or hobby space. The main lounge is a light-filled and comfortable area, with generous proportions to accommodate a full suite of furnishings. A striking chimney breast houses an elegant electric fire, framed by a marble mantle and hearth, creating a warm and inviting focal point. Sliding patio doors lead from the lounge into a bright conservatory, currently used as a garden room, while a under-stairs cupboard provides handy storage space.

The real heart of the home lies in the expansive kitchen-diner—thoughtfully extended by the current owners. Fitted with a range of solid timber wall and base units, the kitchen features tiled splashbacks, an electric hob and oven, and space for a freestanding fridge freezer, slimline dishwasher, and washing machine. From here, the layout flows naturally into the sun-drenched conservatory, offering a lovely space for relaxed seating or dining with garden views.

The rear garden is perfect for outdoor entertaining or enjoying a quiet moment in the sunshine. A paved patio leads directly off the conservatory and continues along the garden to a second, patio space designed to catch the afternoon and evening sun. A well-maintained lawn with a slate-chipped border sits at the centre, and the garden is fully enclosed by timber fencing. A timber shed is also included in the sale, providing additional

storage.

Upstairs, a split-level landing with a window allows natural light to pour into the stairwell. The loft is accessed via a drop-down hatch and is part-boarded and insulated, offering useful storage options.

The primary bedroom is a spacious double with mirrored fitted wardrobes and enjoys an elevated outlook over the cul-de-sac, nearby hillside, and even glimpses of the historic Gwrych Castle. Bedroom two is also a generous double with mirrored wardrobes and a pleasant rear aspect view over the garden. Bedroom three is a well-sized single room, ideal for a child's bedroom, study, or guest room, and shares the same scenic outlook as the primary bedroom.

The family bathroom is tastefully finished in a contemporary style, fully tiled with a mosaic border. It features a walk-in shower with rainfall head and handheld attachment, along with a hand wash basin, WC, chrome heated towel rail, and a spacious storage cupboard housing the central heating boiler and a handy compact radiator.

Nestled on the sought-after residential road of Heol Conwy, a tranquil Cul De Sac adorned with properties of similar stature. Within mere minutes on foot, residents can access the idyllic Pentre Mawr Park and Pensarn beach. Furthermore, Abergele Town centre beckons conveniently close, boasting an array of local shops, inviting gastro pubs, quaint cafes, and various other amenities to cater to daily needs. For those with a daily commute along the picturesque North Wales Coast, the A55 is merely a few minutes' drive away, ensuring seamless connectivity.

This is a home that offers not only space and flexibility, but also style, natural surroundings, and convenience—perfect for a growing family or those seeking a move-in ready property close to town, schools, and countryside walks.

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 17-4-25

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

Lounge

11'8" max x 21'5" max (3.58 max x 6.53 max)

Reception Room

16'11" x 7'11" (5.18 x 2.42)

Dining Area

11'3" x 7'11" (3.44 x 2.42)

Kitchen

12'0" x 12'6" (3.67 x 3.83)

Conservatory

13'1".242'9" x 7'6" (4..74 x 2.29)

Bedroom 1

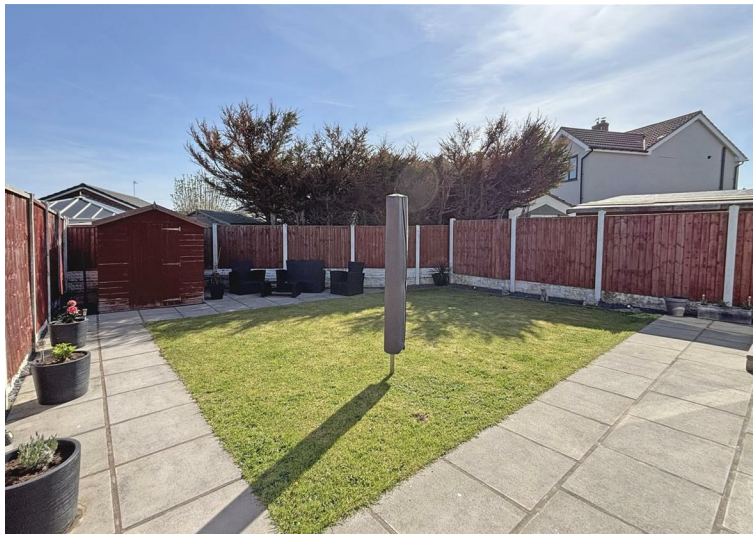
10'7" x 10'7" (3.23 x 3.23)

Bedroom 2

10'7" x 8'9" (3.23 x 2.68)

Bedroom 3

6'7" x 9'7" (2.02 x 2.94)



Bathroom

7'6" x 8'1" (2.29 x 2.48)

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.

