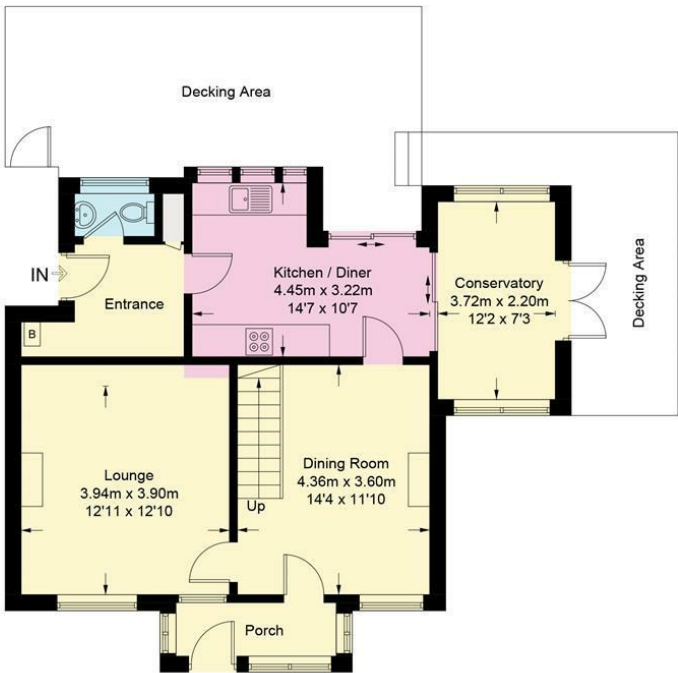


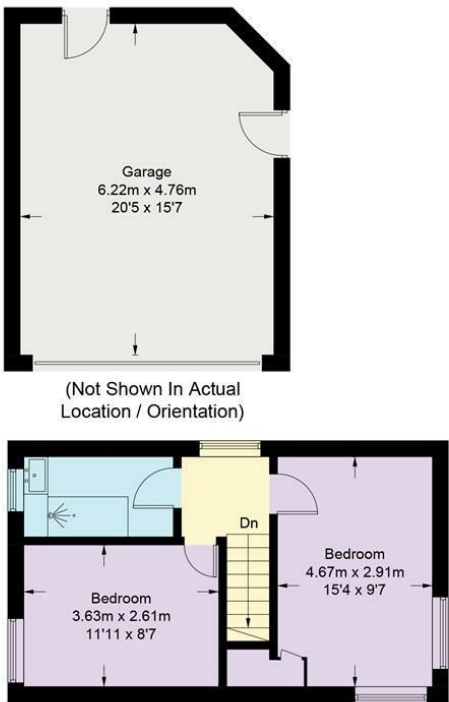


**Blaenddol, Llangernyw Abergele, LL22 8UB**

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft  
Garage = 29.3 sq m / 315 sq ft  
Total = 128.0 sq m / 1377 sq ft



**Ground Floor**



**First Floor**

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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) A		(92-100) 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	
(1-20) G		(1-20) 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.

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P J B

Prys Jones & Booth



**Blaenddol , Abergele, LL22 8UB**

**Offers in excess of £275,000**





# Blaenddol , Abergele, LL22 8UB

## Offers in excess of £275,000



**Tenure**  
Freehold

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

**Property Description**  
Approached via a generous stone-chipped driveway with ample off-road parking and a hardstanding area, the property includes a detached double garage fitted with an electric roller door, lighting, and power—ideal for storage or workshop use.

Entry is possible via two routes: a PVC double-glazed front door leading into a quaint porch and through to the welcoming dining room, or via a more practical side entrance from the parking area, which brings you into a utility space complete with a ground-floor WC. This functional entrance also provides direct access into the heart of the kitchen.

The cottage's interior is rich with character. The cosy lounge features exposed timber floorboards, deep-set windows with modern double glazing, and a stunning solid stone chimney breast housing a multi-fuel stove on a quarry-tiled hearth. Timber ceiling beams add rustic charm, making it the perfect spot to relax beside the fire on a winter's evening.

The adjacent dining room mirrors the same charming features, with a delightful under-stairs nook currently set up as a compact home office—ideal for remote working or creative pursuits.

Flowing from the dining room is the expansive kitchen-diner, with base-mounted timber units, wood-effect worktops, and tiled flooring. Integrated appliances include a double oven/grill and a four-ring gas hob, fuelled by external LPG canisters. There's also room for a slimline dishwasher, undercounter fridge, and freezer. The dining area enjoys panoramic views across the surrounding fields, and sliding doors open to steps leading down into the

landscaped rear garden.

Connected to the kitchen diner, the bright south-facing conservatory is flooded with light, offering captivating views all year round. Patio doors lead from here onto a raised timber deck, creating a perfect space for morning coffee or evening entertaining. For those looking to extend, this area offers excellent potential (subject to planning permission).

Upstairs, the main bedroom is a spacious double with original timber floorboards, clever fitted wardrobe solutions, and a useful over-stairs storage cupboard. The second bedroom, also a well-sized double, features a timber-panelled ceiling, exposed beam, and space for a freestanding wardrobe. Though its original fireplace has been sealed, it retains a touch of heritage charm.

The bathroom is finished with stylish wood-effect flooring and fitted with a modern open shower cubicle, electric shower, WC, and large hand basin.

Outside, the rear garden is a true sanctuary—beautifully tiered with several decked terraces, stone-chipped areas, and a rockery, each one offering spectacular views of the open countryside. Whether you're hosting a summer barbecue or simply enjoying the peace and quiet, this outdoor space is designed to be savoured. A septic tank is discreetly located beneath the decking.

Situated just outside Llangernyw, a friendly village known for its award-winning gastro pub, local convenience store, and post office, this cottage is ideally placed for rural living with everyday amenities nearby. The vibrant town of Abergele lies just nine miles away, offering an array of shops, cafés, and restaurants, as well as access to Pensarn's award-winning beach and the A55—perfect for commuting along the stunning North Wales coast.

### Services

It is believed the property is connected to mains electric, water and sewage services are operated off a septic tank

system, 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 15-4-25

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

**Lounge**  
12'11" x 12'9" (3.94 x 3.90)

**Dining Room**  
14'3" x 11'9" (4.36 x 3.60)

**Kitchen Dining Room**  
14'7" x 10'6" (4.45 x 3.22)

**Conservatory**  
12'2" x 7'2" (3.72 x 2.20)

**Bedroom 1**  
15'3" x 9'6" (4.67 x 2.91)

**Bedroom 2**  
11'10" x 8'6" (3.63 x 2.61)



**Garage**  
20'4" x 15'7" (6.22 x 4.76)

**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.

