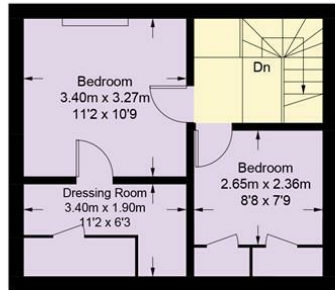
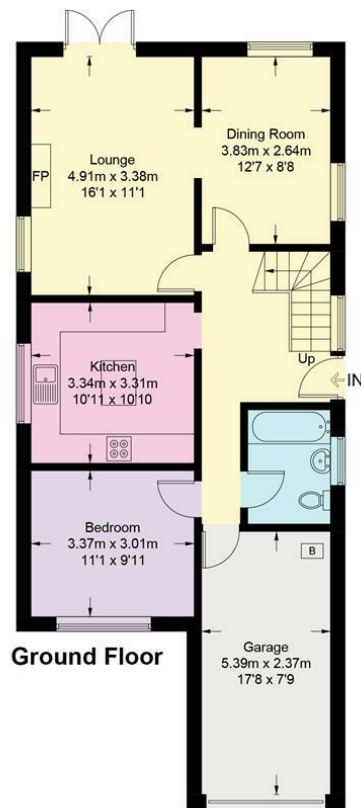




6 Fedwen Arian, Llangernyw, Abergele LL22 8PQ

Approximate Gross Internal Area = 113.3 sq m / 1219 sq ft



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. (ID1202557)

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			(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		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		71			
	54				
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



6 Fedwen Arian, Llangernyw, LL22 8PQ
£230,000



6 Fedwen Arian, Llangernyw, LL22 8PQ

£230,000



Tenure

Freehold

Council Tax Band

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

Property Description

The home is approached via a PVC double-glazed front door, opening into a welcoming entrance hall with a striking vaulted ceiling and Velux window, flooding the space with natural light. The ground floor layout is flexible, ideal for family life or entertaining.

The lounge is a spacious retreat, featuring an eye-catching brick fireplace with a handsome stone mantle as its centrepiece. French doors open onto the rear patio, offering lovely glimpses of the surrounding hills—ideal for enjoying a morning coffee or evening glass of wine. An open archway leads seamlessly to the second reception room, currently used as a dining area, with dual-aspect windows and coved ceilings enhancing the sense of light and space. For those seeking versatility, the addition of a stud wall could easily transform this room into a fourth bedroom or private study.

The contemporary kitchen is a standout feature, fitted with sleek, high-gloss handleless units and a central island that doubles as a breakfast bar and additional prep space. Integrated appliances include a dishwasher and electric halogen hob, creating a functional yet stylish hub for family meals and entertaining.

Towards the rear of the hallway, you'll find access to the spacious single garage, which houses the oil-fired central heating boiler, electrical consumer unit, and meter. This versatile space is also equipped with plumbing and power for both washing and drying appliances, making it a practical utility area.

On the ground floor, there's a generously sized double bedroom overlooking the front of the property—perfect for guests or as a principal bedroom for those preferring

single-level living.

The bathroom is finished with a fully tiled design, including tiled flooring, creating a cohesive and easy-to-maintain space. At its heart is an ornate ceramic sink paired with a matching WC, lending a classic touch. A P-shaped Jacuzzi bath invites you to unwind after a long day, complete with a clear glass screen and an over-bath Mira Sport electric shower.

Upstairs, a compact landing leads to two further bedrooms: a good-sized single with built-in storage cupboards, and a spacious double room with ample space for a double or king-size bed, complete with a walk-in wardrobe and access to eaves storage.

The rear garden is a true suntrap, designed for both relaxation and pottering. Accessed either from the side of the property or through the French doors in the lounge, it features a raised patio area flanked by stone-chipped beds, a charming circular patio with a raised flower bed blooming with strawberries and wildflowers, and a further stone-chipped seating area basking in the south-facing sun. A convenient side door also provides access to the garage from the garden.

Notice to purchasers

This property is currently undergoing a title plan re-construction (see plan outlined in red for an example of the proposed plan). The vendor is also in the process of amending the title deeds to insert a right of way between no.6 & no.7. This will be in place at the time an agreed sale is completed.

Services

It is believed the property is connected to mains electric, water and sewage services although we recommend you confirm this with your solicitor. The boiler is operated via an oil tank located in the rear garden.

Both full fibre to cabinet and copper broadband are available to the property. Source -

www.openreach.com/fibre-checker - as of 13-5-25

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

Lounge

16'1" x 11'1" (4.91 x 3.38)

Dining Room

12'6" x 8'7" (3.83 x 2.64)

Kitchen

10'11" x 10'10" (3.34 x 3.31)

Ground Floor Bedroom

11'0" x 9'10" (3.37 x 3.01)

Bedroom 2 FF

11'1" x 10'8" (3.40 x 3.27)

Bedroom 3

8'8" x 7'8" (2.65 x 2.36)

Dressing room

11'1" x 6'2" (3.40 x 1.90)



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.