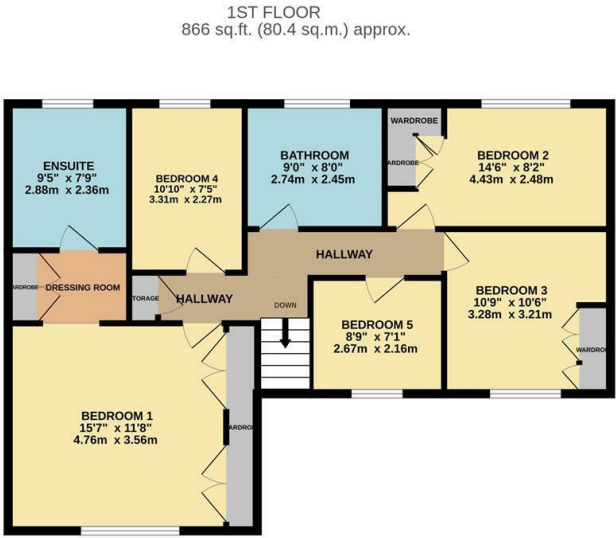
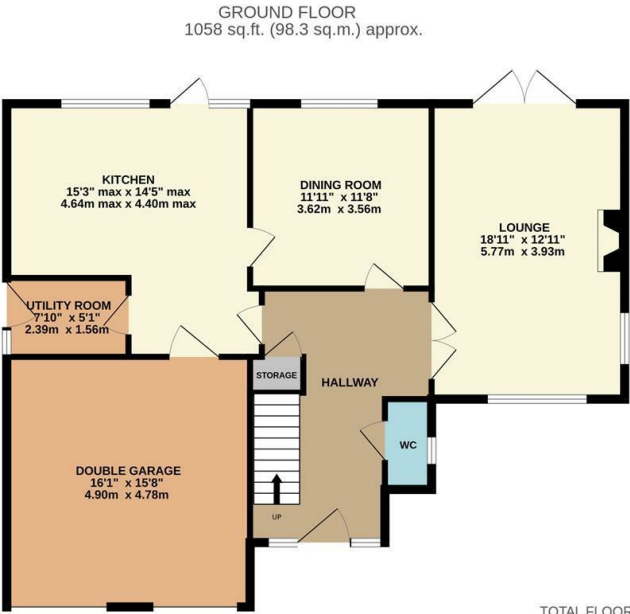




P J B
Prys Jones & Booth



TOTAL FLOOR AREA: 1924 sq.ft. (178.7 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.

Made with Metropix ©2025

37 Bryn Castell, Abergele, LL22 8QA

£400,000

5 2 2 D

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		
(1-10) G			(1-10) 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



37 Bryn Castell, Abergele, LL22 8QA

£400,000



Tenure

Freehold

Council Tax Band

Band - F - Average from 01-04-2025 £3,352.31

Property Description

The property makes a striking first impression, with a sweeping hardstanding driveway providing ample parking for multiple vehicles, leading to a double garage with two separate up-and-over doors. A beautifully maintained lawn wraps around the front and side, dotted with mature trees and shrubbery, while a side gate offers convenient access to the private rear garden.

An open porch welcomes you inside, where a timber glazed door opens into a wide and inviting entrance hall. Oak floor boards flow through, and the hall provides access to a handy ground floor WC, finished with part tiling, a mosaic border, chrome towel rail, and modern fixtures. A spacious under-stairs cupboard adds further practicality to the hall.

Timber double doors lead into the bright and expansive lounge, which benefits from multiple aspect windows allowing natural light to pour in from every angle. A gas fireplace, complete with a timber mantle and stone hearth, forms a cosy focal point. French doors open out onto a patio, seamlessly blending indoor and outdoor living.

Adjacent to the lounge is a versatile family dining room — a perfect spot for meals, children’s play, or even a second lounge. It connects through to the kitchen, fitted with wood-effect shaker-style units, a two-tone tiled splashback, and a five-burner gas hob with electric oven. There’s ample room for a dining table or an American-style fridge freezer, alongside space and plumbing for a dishwasher. A separate utility room off the kitchen houses space for laundry appliances and opens to the garden. The kitchen also provides internal access to the double garage, where the floor-mounted boiler is located.

The rear garden enjoys a sunny south-facing aspect and is arranged across two tiers. The lower level is paved and perfect for outdoor seating or entertaining, while a second, side patio provides even more space for relaxation. The upper lawned area is enclosed with a timber fence and mature hedge border, and includes a charming, gravelled nook — ideal for a shed or quiet

corner retreat.

Upstairs, a generous landing with loft access and a heated linen cupboard leads to five well-proportioned bedrooms. The primary bedroom is plenty spacious, featuring integrated wardrobes, a dedicated dressing area, and its own en-suite. The en-suite is fully tiled with a mosaic border, large rainfall shower, Jacuzzi bathtub with handheld shower, vanity basin, and WC.

The second bedroom offers views of the garden and woodland, with fitted wardrobes and space for freestanding furniture. The third bedroom, currently used as a craft room, enjoys sea views and fitted storage, comfortably accommodating a double or king-size bed. The fourth bedroom would serve well as a guest room, study, or single bedroom, while the fifth is currently used as a home office — ideal for remote working or as a nursery.

A generously sized family bathroom completes the first floor, finished with stylish two-tone tiling, a large Jacuzzi corner bath, spacious shower cubicle, basin, WC, and heated towel rail.

Located just a short drive from Abergele’s vibrant town centre, the property offers excellent access to local schools, shops, cafés, and leisure amenities. For commuters, the nearby A55 provides swift travel along the scenic North Wales coast.

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 04-06-2025

EPC grade - D (65)

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

Lounge

18'11" x 12'10" (5.77 x 3.93)

Dining Room

11'10" x 11'8" (3.62 x 3.56)

Kitchen

15'2" max x 14'5" max (4.64 max x 4.40 max)

Utility Room

7'10" x 5'1" (2.39 x 1.56)

Double Garage

16'0" x 15'8" (4.90 x 4.78)

Bedroom 1

15'7" x 11'8" (4.76 x 3.56)

Bed 1 En Suite

9'5" x 7'8" (2.88 x 2.36)

Bedroom 2

14'6" x 8'1" (4.43 x 2.48)

Bedroom 3

10'9" x 10'6" (3.28 x 3.21)

Bedroom 4

10'10" x 7'5" (3.31 x 2.27)

Bedroom 5

8'9" x 7'1" (2.67 x 2.16)

Bathroom

8'11" x 8'0" (2.74 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.

