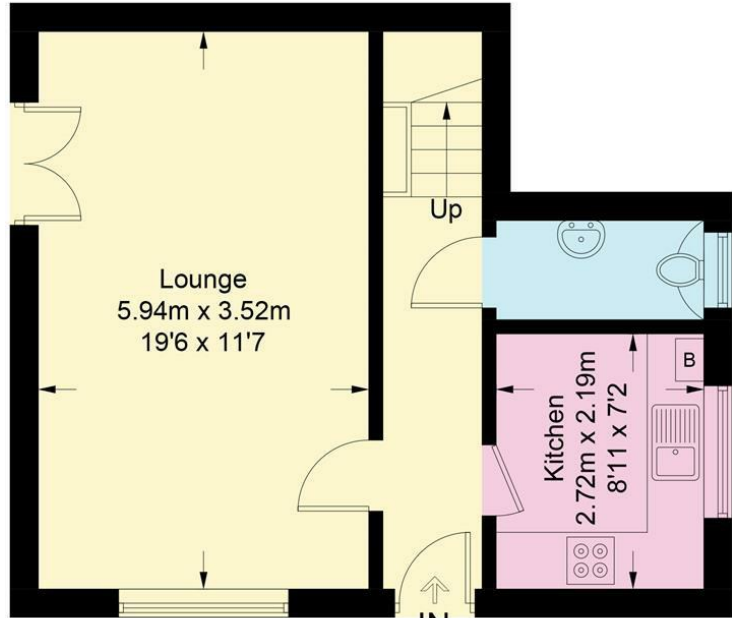


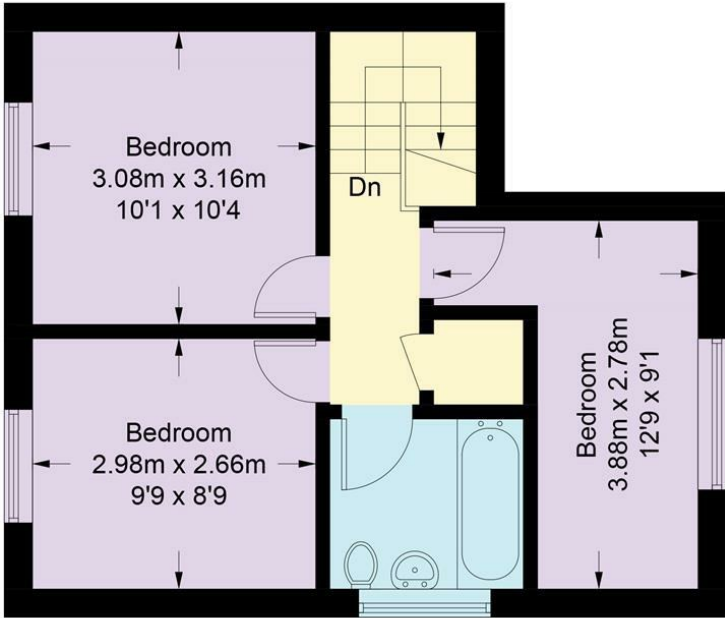


Plas Hyfryd, Groes Lwyd Abergele, LL22 7SU

Approximate Gross Internal Area = 74.1 sq m / 798 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. Fourlabs.co © 2025 (ID1217887)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions			
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

P J B
Prys Jones & Booth



Plas Hyfryd Groes Lwyd, Abergele, LL22 7SU
Offers in excess of £150,000



Plas Hyfryd Groes Lwyd, Abergele, LL22 7SU

Offers in excess of £150,000



Tenure
Freehold

Council Tax
Tax Band C - Average from 1-4-2025
£2,062.96

Property Descriptions

The house welcomes you with a practical entrance hall leading into a bright and spacious living room, where double doors open directly onto a private, enclosed patio — perfect for relaxing or entertaining. The kitchen and handy downstairs cloakroom with WC add further practicality to the ground floor. Upstairs, you'll find three comfortable bedrooms and a family bathroom, offering ample space for a growing family or those seeking a versatile layout.

The home benefits from gas central heating and double glazing throughout, ensuring year-round comfort. While some cosmetic updating is required, this home presents a fantastic canvas for modernisation and personalisation, ultimately creating a delightful family residence in a sought-after area.

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

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

Entrance Hall

Downstairs Cloaks

Kitchen

8'11" x 7'0" (2.74m x 2.14m)

Living Room

19'1" x 11'5" (5.84m x 3.48m)

First Floor Landing

Bedroom No: One

10'2" x 10'0" (3.12m x 3.07m)

Bedroom No: Two

9'5" x 8'8" (2.89m x 2.66m)

Bedroom No: Three

6'8" x 5'6" (2.04m x 1.69m)

Bathroom

12'6" x 6'3" (3.83m x 1.92m)

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

Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

