



TOTAL FLOOR AREA: 683 sq.ft. (63.5 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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12 Coed Bedw, Abergele, LL22 7EH
£190,000



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		
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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Tenure
Freehold

Council Tax Band
Band - C - Average from 01-04-2025 £2,062.96

Property Description
Step inside through a UPVC entrance door into a bright and welcoming porch, followed by a timber door that opens into the main hallway.

The lounge is a wonderfully spacious and naturally bright room, enhanced by a large bay window that fills the space with daylight. There's ample room for both comfortable seating and a dining table, and a charming electric fireplace with a marble-effect surround and timber mantel provides a warm and homely focal point.

The second bedroom is situated at the front of the property and is a generous double, offering plenty of space for freestanding furniture and bathed in natural light. To the rear, the main bedroom is equally spacious and versatile, comfortably accommodating a double bed and wardrobes.

The bathroom has been thoughtfully updated into a modern walk-in shower room, featuring wall panelling, attractive tiling, and a practical, stylish finish.

The kitchen is a great size, fitted with wood-effect base and wall units, and benefits from space for essential appliances including a cooker, fridge, and washing machine. Wood-effect flooring adds warmth, and multiple windows flood the room with natural light. The Combi boiler is also housed here for convenience.

A standout feature of this property is the large sunroom at the rear, with wood-effect panelling that gives the space a coastal-inspired, beach-hut feel. This versatile area is ideal for relaxing, entertaining, or simply enjoying a quiet moment in your own private retreat.

The rear garden is a mix of low-maintenance artificial lawn

and natural turf, designed to enjoy sunlight throughout the day while offering a good degree of privacy. A detached garage and charming summer house provide further storage or hobby space, and the garden also benefits from gated access to the front of the property. Whether you're downsizing, retiring, or simply looking for a low-maintenance home close to amenities, this delightful bungalow is not to be missed.

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 17-6-25

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

Lounge
17'7" x 11'3" (5.36 x 3.43)

Kitchen
9'10" x 8'9" (3.00 x 2.69)

Conservatory
14'9" x 10'5" (4.52 x 3.21)

Bedroom 1
13'3" x 11'3" (4.06 x 3.43)

Bedroom 2
10'6" x 8'10" (3.21 x 2.71)

Bathroom
6'2" x 5'5" (1.89 x 1.67)

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
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.

