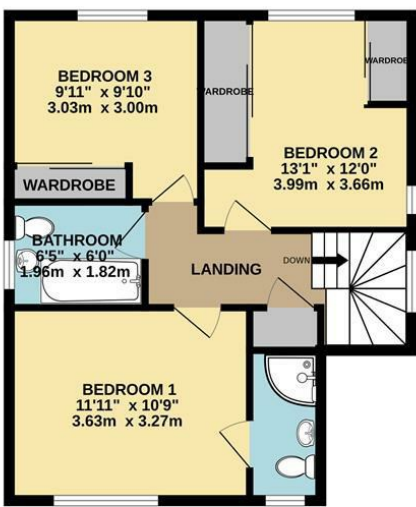
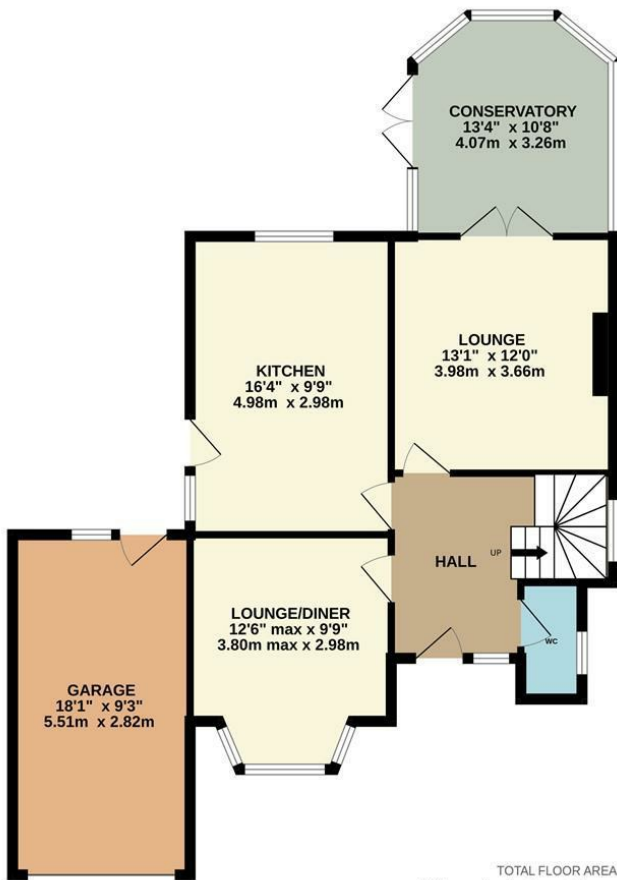


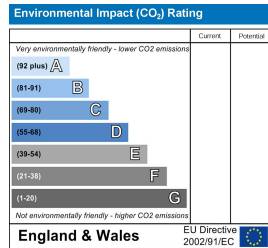
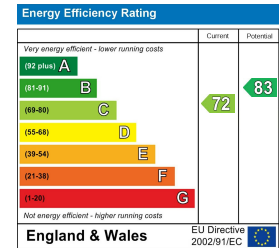
GROUND FLOOR  
850 sq.ft. (78.9 sq.m.) approx.

1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1368 sq.ft. (127.1 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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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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## 89 Bryn Twr, Abergele, LL22 8DD

### £300,000





# 89 Bryn Twr, Abergele, LL22 8DD

## £300,000



### Tenure

Freehold

### Council Tax Band

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

### Property Description

A brick-paved driveway provides ample off-road parking for multiple vehicles, bordered by a stone-chipped front garden brimming with mature shrubs and vibrant plant life. A sheltered canopy leads to a PVC double-glazed front door with a sash-style side panel, offering a warm and traditional welcome.

Step into the bright and spacious hallway, where a sense of airiness greets you instantly. The ground floor also benefits from a convenient WC with a tiled splashback, hand wash basin, and a useful under-stairs storage cupboard.

At the front of the property, a versatile second reception room offers flexibility for modern living — ideal as a formal dining area, home office, or cosy snug. A large bay window fills the room with natural light and provides an open aspect down the quiet street.

The main lounge is generously proportioned, featuring coved ceilings and a charming gas flame fireplace with an ornate surround and stone hearth. Timber-framed double doors lead into an expansive garden conservatory, which serves as a multifunctional retreat. South-facing and bathed in sunlight, it offers delightful views towards Tower Hill Forest and direct access to the garden — perfect for lazy afternoons or indoor-outdoor entertaining.

The open-plan kitchen and breakfast room is a sociable space with ample room for a dining table and chairs. An open archway leads into a well-equipped kitchen fitted with timber wall and base units, tiled splashbacks, and a view over the rear garden. Integrated appliances include a Bosch double oven and grill — reportedly never used — along with a four-ring gas hob. There's also designated space for a freestanding fridge freezer and dishwasher. A side door provides additional access to the garden.

Upstairs, a split-level landing with a double-glazed window floods the area with natural light. A handy linen cupboard

offers ideal storage for towels and bedding, while loft access adds further practicality.

The primary bedroom, positioned at the front of the home, is a spacious double with coved ceilings and a charming sash-style window. It includes a modern en-suite shower room, fully fitted with low-maintenance PVC wall and ceiling panels, a generous shower cubicle, hand wash basin with storage beneath, and a high-level WC.

Bedroom two is a bright and airy double room, enhanced by dual-aspect windows and two fitted wardrobes, enjoying lovely, elevated views towards Tower Hill. The third bedroom is also a comfortable double, complete with a built-in wardrobe and peaceful rear garden views.

The family bathroom features a classic part-tiled design with a decorative border, a bathtub with mixer taps and handheld showerhead, a WC, and hand wash basin.

Externally, the single garage benefits from an electric up-and-over door and houses the central heating boiler. It is fully equipped with plumbing for a washing machine, and additional sockets for a dryer or other appliances.

The south-facing rear garden is a true highlight — a tiered and filled with established shrubs and plants, a sunny patio for outdoor dining, and honeycomb paving up to the raised section. There is also a side access path, ideal for bin storage and general maintenance.

Located on the highly regarded Bryn Twr development, this home enjoys proximity to Abergele Golf Club and the scenic walking trails of Coed-Y-Gopa Woodlands. A short walk leads to Abergele's bustling town centre, home to independent shops, cafés, and welcoming gastro pubs. The award-winning Pensarn beach and excellent A55 commuter links are just minutes away, making this property an idyllic base for enjoying the best of coastal and countryside living in North Wales.

### 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](http://www.openreach.com/fibre-checker) - as of 04-06-2025

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

### Lounge

13'0" x 12'0" (3.98 x 3.66)

### Lounge Diner

12'5" x 9'9" (3.80 x 2.98)

### Kitchen

16'4" x 9'9" (4.98 x 2.98)

### Conservatory

13'4" x 10'8" (4.07 x 3.26)

### Bedroom 1

11'10" x 10'8" (3.63 x 3.27)

### Bedroom 2

13'1" x 12'0" (3.99m x 3.66m)

### Bedroom 3

9'11" x 9'10" (3.03 x 3.00)

### Bathroom

6'5" x 5'11" (1.96 x 1.82)



### Garage

18'0" x 9'3" (5.51 x 2.82)

### 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.