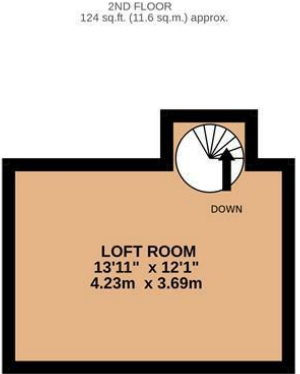
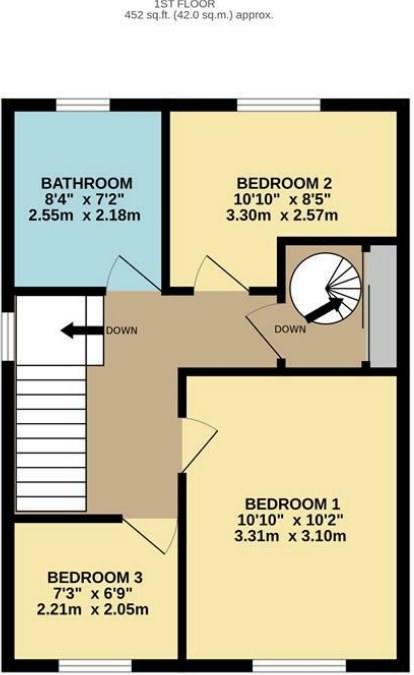
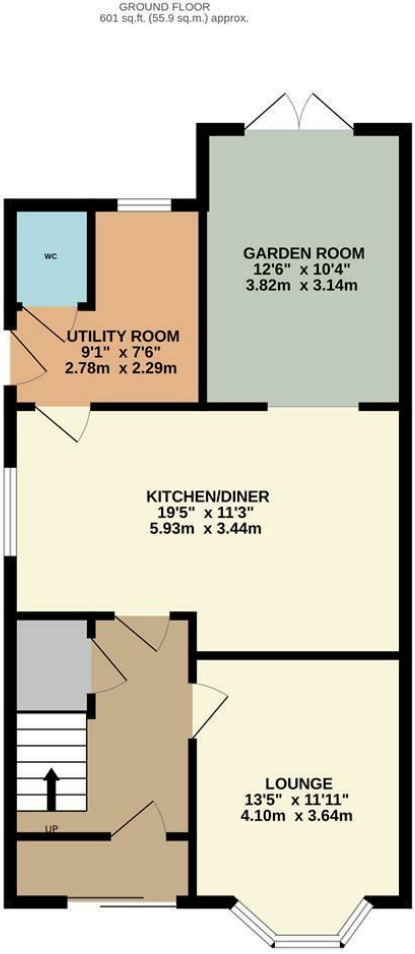




P J B  
Prys Jones & Booth



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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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## Gwynant Minffordd Road, Llanddulas, LL22 8EW

### £230,000

3 1 2 E

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> 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                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> 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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www.prysjonesbooth.co.uk





# Gwynant Minffordd Road, Llanddulas, LL22 8EW

## £230,000



### Tenure

### Council Tax Band

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

### Property Description

Approached via a block-paved driveway providing ample parking for multiple vehicles, the property is fronted by a neatly kept lawn bordered by established shrubs, creating an inviting first impression. Step inside through a welcoming PVC porch—ideal for shoes and coats—into a bright and airy hallway with wood-effect laminate flooring that flows seamlessly into the main living areas.

The lounge is a warm and inviting space, decorated in bold modern tones, and bathed in natural light thanks to a large bay window. A feature gas fireplace adds a cosy touch, making it the perfect spot to unwind in the evenings.

To the rear of the property lies the heart of the home—an open-plan kitchen and dining area. Fitted with shaker-style units in a contemporary matte finish, the kitchen offers generous space for a range cooker, fridge, and washing machine. This area flows into a bright and spacious extension with skylights and double doors leading out to the garden. Currently used as a second lounge, this versatile space could easily serve as a formal dining room, children's playroom, or sunroom—whatever suits your lifestyle. Wooden accents and tiled flooring add warmth and character.

A separate utility room provides practical space for additional appliances and includes a downstairs WC for added convenience.

Upstairs, the accommodation continues to impress. The principal bedroom is a generous double, complete with a bay window, built-in wardrobes, and plenty of room for freestanding furniture. The second bedroom is currently set up as a home office but could easily revert to a comfortable guest room or child's bedroom. The third bedroom is ideal as a single room, nursery, or hobby space.

A spiral staircase on the landing leads to a converted loft area, offering flexible use as a hobby room, quiet retreat, or extra storage.

The family bathroom is fully tiled in a stylish two-tone palette and features a jacuzzi bathtub, separate electric shower, and modern fittings.

Step outside to a sun-drenched rear garden that is a true outdoor haven. South-facing and largely laid to lawn, it offers a wonderful setting for summer BBQs, family gatherings, or simply relaxing in peace. A decked terrace provides the perfect spot for outdoor dining, while a covered seating area behind the garage offers a tranquil nook for unwinding after a long day. The single garage itself offers yet more storage options.

This well-presented home ticks all the boxes for modern family living in a scenic and convenient location.

### 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 17-6-25

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

### Lounge

13'5" x 11'11" (4.10 x 3.64)

### Kitchen Diner

19'5" x 11'3" (5.93 x 3.44)

### Garden Room

12'6" x 10'3" (3.82 x 3.14)

### Utility Room

9'1" x 11'3" (2.78 x 3.44)

### Bedroom 1

10'10" x 10'2" (3.31 x 3.10)

### Bedoom 2

10'9" x 8'5" (3.30 x 2.57)

### Bedroom 3

7'3" x 6'8" (2.21 x 2.05)

### Bathroom

8'4" x 7'1" (2.55 x 2.18)

### Loft Room

13'10" x 12'1" (4.23 x 3.69)

### 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.

