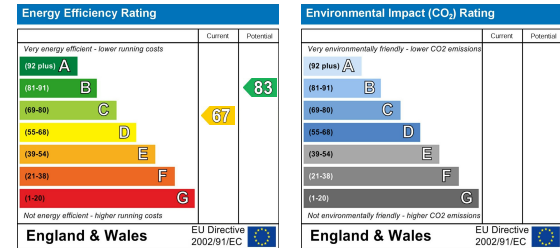


Total area: approx. 77.5 sq. metres (834.1 sq. feet)



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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# 31 Llwyn Brith, Llanrwst, LL26 0HH

## £199,000

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**31 Llwyn Brith, Llanrwst, LL26 0HH**  
**£199,000**



## Tenure

Freehold.

## Council Tax

D - Average from 01-04-2025 £2,320.83

## Property Description

Located on a quiet private estate on the outskirts of town, this charming three-bedroom semi-detached bungalow offers a delightful blend of comfort, convenience and potential. Situated on a level plot, the property is ideally positioned within easy reach of local amenities, making it perfect for families, retirees or anyone seeking a peaceful yet accessible location. Inside, the home boasts gas central heating and double glazing throughout, ensuring year-round warmth and efficiency.

The spacious lounge, with ample room for a dining table, features sliding patio doors that open onto a well-maintained, enclosed rear garden.

A generously sized kitchen overlooks the garden and benefits from a handy walk-in storage cupboard, adding practicality. There are two comfortable double bedrooms and a well-proportioned single room, all complete with built-in storage.

The welcoming entrance hall includes loft access via a pull-down ladder; the loft offers excellent headroom and potential for conversion, subject to the necessary permissions.

Outside, you'll find off-road parking and a single garage with an up-and-over door, while the front garden adds to the home's kerb appeal with its neat lawn and inviting approach.

## 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.

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

## Entrance Hall

## Living Room

18'0" x 11'2" (5.49m x 3.42m)

## Kitchen

8'7" x 8'7" (2.63m x 2.62m)

### Bedroom No: One

12'4" x 11'2" (3.78m x 3.42m)

### Bedroom No: Two

9'4" x 8'7" (2.85m x 2.62m)

### Bedroom No: Three

8'7" x 8'7" (2.63m x 2.62m)

## Bathroom

## Garage

18'0" x 7'9" (5.51m x 2.38m)

**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.

