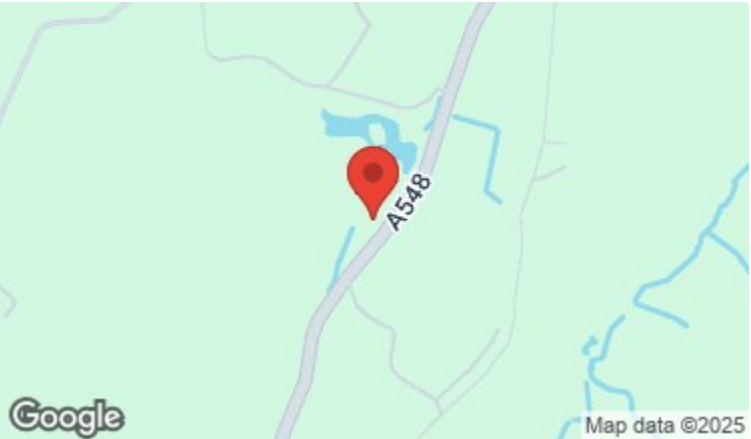
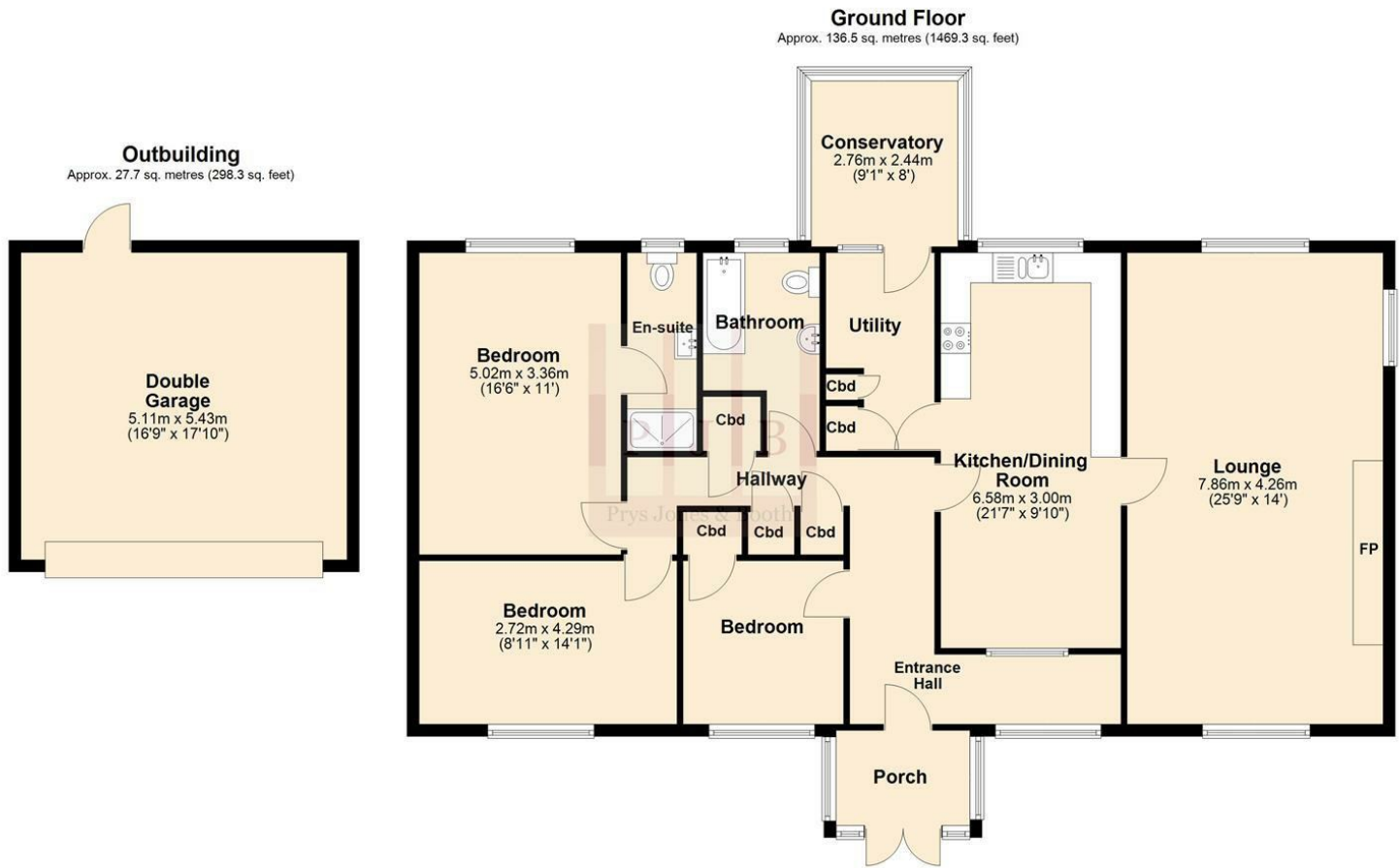




P J B
Prys Jones & Booth



Total area: approx. 164.2 sq. metres (1767.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
(1-20) 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.

Diddanfa Llanfair Road, Abergele, LL22 8DH

Offers in excess of £475,000

3 2 1 E



Diddanfa Llanfair Road, Abergele, LL22 8DH

Offers in excess of £475,000



Tenure

The property is believed to be freehold. Solicitors to confirm.

Council Tax

Band F. Average from 01.04.2025 £3,352.31

Property Description

Nestled on the outskirts of Abergele in a peaceful semi-rural setting, this charming and spacious three-bedroom detached bungalow offers an idyllic lifestyle with breathtaking countryside and coastal views. Offered to the market with no onward chain, the property enjoys generous grounds, including a paddock with separate road access, making it an ideal retreat for those seeking tranquillity, space, and versatility.

Approached through double gates, the property opens to a gravelled driveway offering ample parking and turning space. Lush lawns border either side, with a raised lawn and paved pathways leading gracefully around the home. To the rear, discover a haven of outdoor space featuring multiple patio seating areas, a greenhouse, storage shed, and access to the double garage and paddock.

Step inside through a welcoming conservatory into a spacious central hallway, complete with alarm system, loft access, and generous storage. The heart of the home is the triple-aspect lounge, where an abundance of natural light floods the space and showcases the uninterrupted views. Large enough to accommodate both comfortable living and formal dining, this is a perfect setting for relaxing or entertaining.

The bright kitchen is fitted with a range of units and

offers room for a breakfast table, while the adjoining utility room keeps household noise tucked away and provides useful storage for coats, boots, and appliances. A second conservatory, accessed via the utility room, provides the perfect spot to unwind while soaking in the panoramic scenery.

There are two well-proportioned double bedrooms, including a master bedroom with a contemporary en-suite shower room and stunning vistas. A third, smaller bedroom could serve equally well as a home office or guest room. The spacious family bathroom offers flexibility and potential for reconfiguration to suit your needs.

Completing the property is a large double garage with an electric up-and-over door, a carport, and, of course, the generous paddock—ideal for those with equestrian interests or seeking extra land for recreation or hobby farming.

Services

It is believed the property is connected to mains gas, electric, water services although we recommend you confirm this with your solicitor. Septic tank drainage. The septic tank is shared with two neighbouring properties.

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

Accommodation

Entrance/Conservatory

Hallway

Living Room

Breakfast Kitchen

Utility

Rear Conservatory

Family Bathroom

Master Bedroom

En-Suite

Bedroom No: Two

Bedroom No: Three

Double Garage

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.

