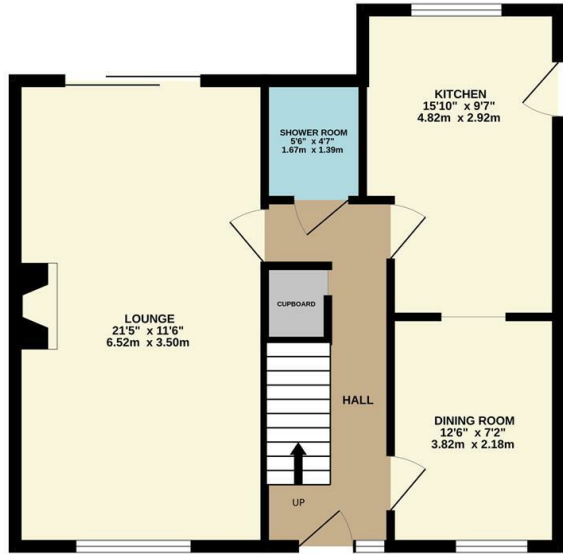




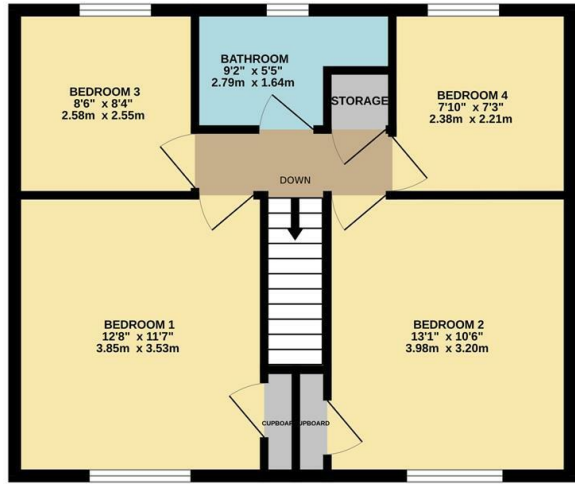
P J B
Prys Jones & Booth



GROUND FLOOR



1ST FLOOR



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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22 Cilgant Eglwys Wen, Bodelwyddan, LL18 5US

£270,000

4 2 2 D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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	58	(39-54) E	
(21-38) F		(21-38) F	
(1-10) G		(1-10) 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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22 Cilgant Eglwys Wen, Bodelwyddan, LL18 5US

£270,000



Tenure

Freehold

Council Tax Band

Band - E - Charge from 01-04-2025 £2700.83
(Denbighshire County website)

Property Description

A UPVC door with glazed inserts and a side panel opens into a bright entrance hall, where you'll find a useful under-stairs storage cupboard. At the end of the hall is a stylish ground-floor shower room, fully tiled and featuring a walk-in shower with rainfall head and handheld diverter, space-saving sink, WC, chrome heated towel rail, and a sleek PVC-clad ceiling.

The lounge stretches the full length of the home, enjoying abundant natural light and a seamless connection to the outdoors via sliding patio doors that open onto the rear garden. A striking stone-effect chimney breast houses a gas flame fire, creating a cosy focal point. Adjacent to the lounge is a spacious dining room laid with classic parquet flooring, an open arch fro the diningroom creates an open plan felling into the kitchen. Here you'll find a mix of timber wall and base units, a tiled splashback, and a generous breakfast bar—perfect for meal prep or casual dining. There's ample room for freestanding appliances, along with plumbing for a washing machine.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The primary and second bedrooms are large doubles, comfortably fitting king-size beds with space for additional furniture and offering hillside views beyond the estate. Both rooms also benefit from inbuilt storage. The third bedroom is also double-sized and overlooks the garden, while the fourth bedroom is ideal as a single room, nursery, or home office.

The family bathroom features a part-tiled design with a retro-coloured bathtub, sink, and WC, along with a handheld shower attachment fed from the mixer tap—adding a touch of character and functionality.

The rear garden is a true highlight—generously sized and filled with vibrant plant life and mature shrubbery. Mostly laid to lawn, it enjoys a sunny aspect and a large patio area that's perfect for outdoor dining and entertaining in privacy. At the front of the property, a hardstanding driveway provides secure, gated off-road parking for multiple vehicles, and leads to a double garage equipped with power.

Located just a short walk from the centre of Bodelwyddan, the property is within easy reach of local amenities, including a public house, convenience stores, a pharmacy, and Bodelwyddan Community Centre & Playing Field. Ysgol Y Faenol primary school and Kinmel Park Golf Club/Driving Range are also nearby. The stunning Marble Church adds a touch of historic charm to the area, while the A55, just moments away, ensures effortless travel both east and west along the North Wales coast.

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 24-7-25

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

Lounge

21'4" x 11'5" (6.52 x 3.50)

Kitchen

15'9" x 9'6" (4.82 x 2.92)

Dining Room

12'6" x 7'1" (3.82 x 2.18)

Shower Room

5'5" x 4'6" (1.67 x 1.39)

Bedroom 1

12'7" x 11'6" (3.85 x 3.53)

Bedroom 2

13'0" x 10'5" (3.98 x 3.20)

Bedroom 3

8'5" x 8'4" (2.58 x 2.55)

Bedroom 4

7'9" x 7'3" (2.38 x 2.21)

Bathroom

9'1" x 5'4" (2.79 x 1.64)

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.

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.

