



P J B
Prys Jones & Booth



TOTAL FLOOR AREA : 2071sq.ft. (192.4 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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Bodlondeb Rhuddlan Road, Abergele, LL22 7HH

£275,000

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	53		(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 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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£275,000



Tenure
Freehold.

Council Tax
Band E. Average from 01.04.2025 £2,836.57

Property Description
Welcome to this spacious, detached four-bedroom house with off-road parking, a rear yard, and basement rooms that offer scope for further development (subject to any necessary consents). The current owners have carried out a scheme of works including a complete re-wire, and new heating system leaving further improvements for a new owner to put their own stamp on the property.

Upon entering the house, there is a spacious hallway, with a dining room to the right and a generous living room to the left with multi-fuel stove. The kitchen is an excellent size for a family, featuring newly fitted units, a built-in oven and grill, five-ring gas hob, and a breakfast bar. To the rear, there is a convenient utility room fitted with contemporary units offering additional storage, and space for a washing machine and dryer. A glazed door leads out to the rear garden. Just off the kitchen, a door leads down to the basement rooms, which are currently used for storage.

On the first floor, you will find a spacious landing area which was previously a bathroom and could be used as a study.

There are three well-proportioned double bedrooms —two at the front and one at the rear. A few steps lead up to a further fourth bedroom, along with a spacious family bathroom.

To the front of the property, there is ample off-road parking. To the back there is an enclosed yard with storage outbuilding abutting the house.

This is a fantastic home for anyone looking for a spacious property and wanting to make it their own.

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
10'11" x 5'11" (3.33m x 1.82m)

Living Room
14'11" x 12'10" (4.56m x 3.92m)

Dining Room
10'11" x 10'11" (3.35m x 3.33m)

Kitchen
14'8" x 10'6" (4.49m x 3.21m)

Utility
12'8" x 5'10" (3.87m x 1.79m)

First Floor Landing
12'3" x 5'5" (3.74m x 1.66m)

Bedroom No: One
16'7" x 11'3" (5.06m x 3.43m)

Bedroom No: Two
12'10" x 11'4" (3.93m x 3.47m)

Bedroom No: Three
11'10" x 8'4" (3.63m x 2.56m)

Bedroom No: Four
12'4" x 8'7" (3.78m x 2.63m)

Basement Room: One
10'6" x 8'9" (3.21m x 2.67m)

Basement Room: Two
14'10" x 11'8" (4.54m x 3.56m)

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.

Basement Room: Three
17'3" x 10'11" (5.27 x 3.34)

