



TOTAL FLOOR AREA: 515 sq. ft. (47.8 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	92	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	40	(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.



**3, Trigfa Tai Newyddion, Gwytherin, LL22 8UT**

**£147,000**



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## Tenure

Freehold.

## Council Tax

Band B. Average from 01.04.2025 £1,805.09

## Property Description

Offered for sale with no onward chain is this charming mid terrace two bedroom cottage situated in the picturesque village of Gwytherin.

A great investment for first time buyers and investors alike.

Front lawned garden with patio seating area, stone built storage shed/workshop and further log store at the end of the terrace.

On entering the property through the stable door you will find a cosy living room with features including ceiling beams and a stunning fireplace housing a multi-fuel stove sufficient to heat the cottage. An open staircase lead to the first floor.

To the back of the property is the kitchen with fitted wall and base units, electric cooker point with overhead extractor fan, space for a small dining table and another glazed stable door to the rear of the property.

Just off the kitchen is a stylish shower room with feature exposed stone wall, shower cubicle with electric shower, low level WC, wash hand basin and underfloor heating.

To the first floor, there is a large open bedroom, this could easily be partitioned to allow more privacy to the room. A door leads to the second double bedroom.

The agent recommends viewing the property to appreciate the character, garden and location.

## Services

It is believed the property is connected to mains 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.

## Living Room

12'2" x 11'7" (3.71m x 3.54m)

## Kitchen

11'7" x 10'0" (3.54m x 3.06m)

## Shower Room

## First Floor

### Bedroom No: One

11'7" x 10'0" (3.54m x 3.06m)

### Bedroom No: Two

12'2" x 11'7" (3.71m x 3.54m)

## Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergel offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergel, 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 Abergel 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.

