



Rhandir Mwyn, Llanfair Road, Abergele, LL22 8DL

Approximate Gross Internal Area = 166.9 sq m / 1796 sq ft
Outbuildings = 54.2 sq m / 583 sq ft
Total = 221.1 sq m / 2379 sq ft
(Including Double Garage & Excluding Jacuzzi Area)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Fourlabs.co © 2025 (ID1243071)



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			(92 plus) A		
(81-91) B			(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		
(1-10) 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.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk

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Offers in excess of £550,000



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Tenure
Freehold

Council Tax Band
Band - F - Average from 01-04-2025 £3,352.31

Property Description
Set back from the road behind a smart, manually operated sliding gate (with potential to motorise), this impressive home is first introduced by a generous hardstanding driveway providing ample off-road parking and access to a larger-than-average double garage. Lawned gardens, edged with a brick-paved border and integrated lighting, are beautifully maintained and dotted with mature shrubs, setting the tone for the stylish interior beyond.

A striking composite entrance door with glazed inserts and side panels opens into a bright and welcoming hallway. Laid with waterproof “Quick Step” flooring, the hall flows seamlessly into the principal living areas and offers practical features such as a handy storage cupboard with sensor lighting and shelving, as well as a modern cloakroom/WC with glossy cabinetry, wood-effect worktops and a tiled splashback.

The lounge is a true showpiece: a spacious, light-filled room decorated in contemporary tones. A feature chimney breast with wood-effect panelling frames a gas fire styled to resemble a log burner, while patio doors open onto the raised decking, capturing stunning views of Tower Hill and the open fields beyond.

The property also includes a flexible home office, currently used as a study but equally suited as a fourth bedroom, nursery, or snug. Towards the rear, a large utility room offers excellent storage and practicality with modern cabinetry, plumbing for appliances, an integrated tall freezer, and a stainless-steel sink, plus access to the garden.

At the heart of the home lies the spectacular open-plan kitchen, dining, and living space — designed with entertaining in mind. Dual-aspect windows and a clever dual-sided feature fireplace create a bright, welcoming ambience. The kitchen itself is sleek and contemporary, with high-gloss handleless cabinetry, quartz worktops (extended to splashbacks and window sills), and a wealth of integrated appliances including a Wi-Fi enabled

Neff double oven/grill, five-ring induction hob, dishwasher, wine fridge, and large fridge. The centre island doubles as a breakfast bar, while patio doors open onto a south-facing terrace that embraces the glorious countryside outlook.

The bedroom wing is accessed via a separate hallway just off the kitchen. The primary bedroom is spacious and light, offering ample room for bedroom furniture with a pleasant view over the front garden. A second generous double room enjoys open countryside vistas, while the third bedroom is fitted with extensive wardrobes and cupboard space. The family bathroom is finished to a high standard, featuring a modern bathtub, floating vanity unit with storage, a walk-in rainfall shower with handheld diverter, part tiled walls and timber panelling for a stylish finish.

The garden has been thoughtfully landscaped into distinct zones. Directly outside the kitchen and utility lies a sun-soaked patio with far-reaching rural views. A gated fence leads to the primary lawned garden, edged with block paving and a stone-chipped path that winds around a charming pond with planting and water feature. A large Indian sandstone patio accommodates a timber cabin with power, currently used as a hot tub retreat but equally suited as an outdoor kitchen or entertaining space. A timber deck provides another seating area, ideal for relaxing with friends and family while enjoying the views and sunshine throughout the day.

Practical features abound, including a double garage with electric remote door, workshop space to the rear, and adjoining shed. Outside, an additional doggy shower with hot and cold functions adds a thoughtful touch. The home is finished with quality details such as strip-panel timber doors, brushed steel sockets and switches, recessed lighting, CCTV with Wi-Fi connectivity, and two loft spaces for additional storage.

Situated on highly sought-after Llanfair Road in Abergele, the property enjoys easy access to woodland walks around Coed Y Gopa, Abergele Golf Club, and the vibrant town centre with its array of shops, cafes, butchers, florists, leisure facilities, and supermarket. The A55 Expressway is just minutes away, offering swift links along the North Wales coast and to Liverpool and Manchester within around an hour’s drive

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 12-9-25

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

Lounge
22'1" x 16'0" (6.74 x 4.89)

Kitchen/Diner
28'8" max x 18'4" max (8.76 max x 5.59 max)

Bedroom 1
12'4" x 11'4" (3.77 x 3.46)

Bedroom 2
11'4" x 11'1" (3.46 x 3.38)

Bedroom 3
14'1" x 11'5" (4.30 x 3.50)

Office/Bed 4
12'1" x 10'0" (3.69 x 3.06)



Double Garage
19'10" x 18'8" (6.06 x 5.69)

Cabin/Summer house
13'4" x 10'4" (4.07 x 3.15)

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.

