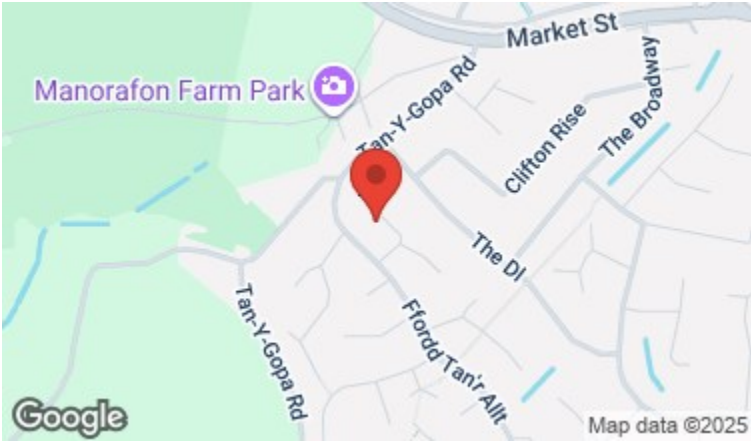




GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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.
Made with Metrepx 12/2025

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(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.

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P J B
Prys Jones & Booth



3 Tan Yr Wylfa, Abergele, LL22 7DX £293,000



3 Tan Yr Wylfa, Abergele, LL22 7DX

£293,000



Tenure
Freehold.

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

Property Description

The property comprises a uPVC double glazed door opening into a welcoming entrance porch, a single glazed timber frame door leading to an 'L shape' hallway benefiting from a useful storage cupboard, a bright & spacious lounge with bay window and feature electric fireplace, a large, open plan kitchen diner fitted with a range of floor & wall mounted high gloss shaker style units, tiled flooring, a gas hob and electric oven while offering ample room for free standing kitchen appliances. uPVC double glazed sliding doors open onto a stunning conservatory with insulated roof, tiled flooring gives access to the rear garden, a primary bedroom with fitted wardrobes has views of the front & rear aspect, a versatile second bedroom that could be utilised as a home office or serve as an ideal guest bedroom that enjoys views of the Coed y Gopa Woodlands, and a fully tiled family shower room with walk in shower fitted clear glass screen with plastic cladding for easy cleaning.

The property also benefits from gas central heating via a 'Worcester' combi boiler, double glazing throughout, hard standing off road parking, a low maintenance front garden that is laid to lawn, bordered with flower beds and a path laid with paving stones, to the rear of the property is a a beautifully landscaped SOUTH FACING garden that enjoys a high degree of privacy profiting from a patio area laid with paving stones, a raised composite decked terrace, a very manageable

lawned area with flower beds while offering space for a garden shed.

The property is situated in the highly sought after Cul De Sac of Tan Y'r Wylfa. The property is surrounded by bungalows of a similar build and is within a pitching wedge of Abergele Golf Club. For those looking to spend their day exploring walking routes, Tan y Gopa Woodlands is within a moments walk and the now world famous 'I'm a celeb' Grwyth Castle. The property is also conveniently situated within a 10 minute walk of Abergele town centre offering a wide range of local shops, gastro pubs, cafes and other local amenities along with easy access to the award winning Pensarn beach and for those looking to commute along the North Wales Coast the A55 is only a few minutes' drive away!

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 Vestibule

Entrance Hallway

Lounge

17'1" x 12'7" (5.21m x 3.84m)

Kitchen/Diner

23'3" x 9'10" (7.09m x 3.00m)

Conservatory

10'4" x 8'11" (3.15m x 2.72m)

Bedroom No: One

15'7" x 8'7" (4.75m x 2.64m)

Bedroom No: Two

10'7" x 9'8" (3.25m x 2.97m)

Shower Room

6'5" x 5'8" (1.98m x 1.75m)

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.