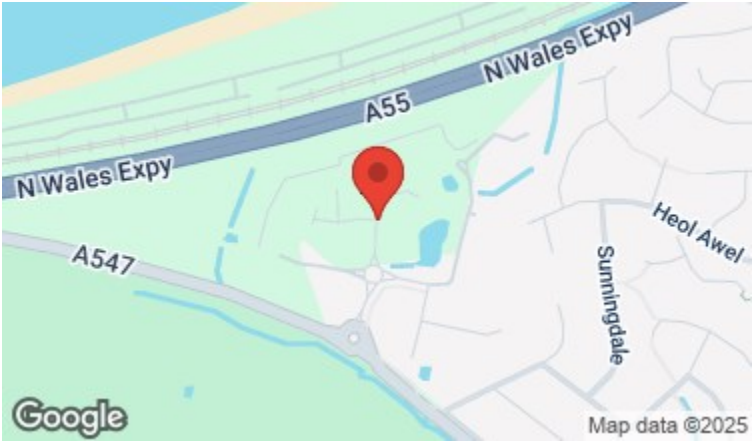


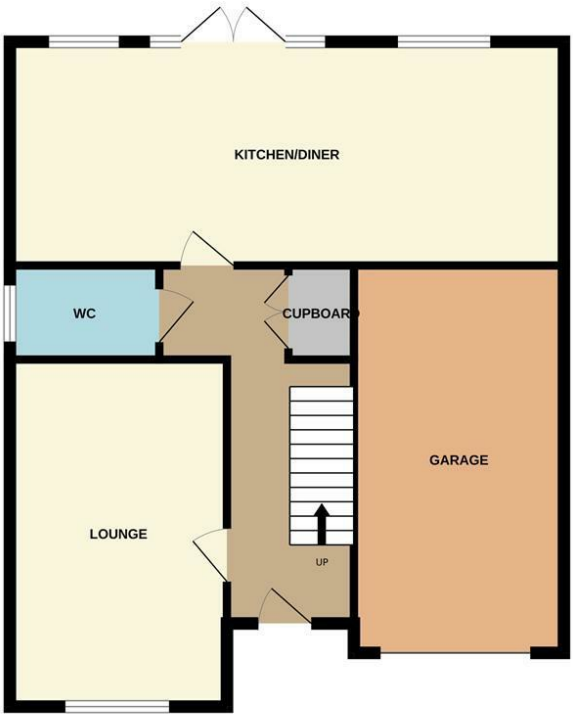


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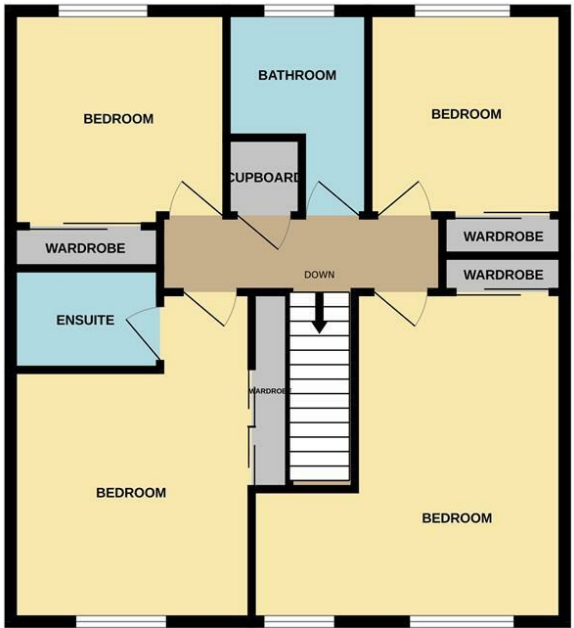
Prys Jones & Booth



GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 1520 sq.ft. (141.2 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.

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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		93	(92 plus) A		
(81-91) B		84	(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 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 Rhyd Y Mor, Abergele, LL22 8FJ

£375,000

4 2 2 B



22 Rhyd Y Mor, Abergele, LL22 8FJ

£375,000



Tenure
Freehold.

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

Property Description
Welcome to this executive, detached four double bedroomed family home situated on a popular and highly sought after estate overlooking a pond with wildlife and within easy walking distance of the town centre and its wide range of amenities.

The property boasts an established and well stocked enclosed rear garden with a great variety of flowers, a patio seating area off the dining kitchen and storage area to the side.

On approach to the property there is a herringbone style brick paved drive giving off road parking and access to the garage via an up and over door.

On entering the property there is a spacious entrance hall with stairs leading to the first floor with elegant blue lighting, a spacious understairs storage cupboard has space and plumbing for an automatic washing machine and further space for a condenser dryer. There is a convenient downstairs WC.

The living room is to the front of the property with well hidden television and electrical sockets to one of the walls and a modern electric fireplace.

The open plan dining kitchen is a fantastic family room with double doors leading to the rear garden. A range of fitted wall and base units having complementary work surfaces and stainless steel

splash back. Built in dishwasher, fridge, freezer, oven and five ring induction hob with extractor fan.

To the first floor there are four double bedrooms, with the master bedroom having an en-suite shower room and fitted wardrobes and the second bedroom having fitted wardrobes and space for a desk; both these rooms have lovely views of the large pond to the front often homing Swans and ducks.

Two further double bedrooms at the back of the property have fitted wardrobes and overlook the stunning rear garden. There is a fully tiled family bathroom comprising panelled bath, low level WC and wash hand basin.

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.

Service Charge
Approximately £265.00 for the year 2025.

Entrance Hall

Lounge
16'4" x 10'1" (4.98m x 3.09m)

Kitchen/Dining Room
26'1" x 10'6" (7.96m x 3.21m)

WC

First Floor

Bedroom No: One
18'0" x 10'3" (5.50m x 3.13m)

En-Suite
6'8" x 6'2" (2.04m x 1.89m)

Bedroom No: Two
14'8" x 13'3" (4.49m x 4.06m)

Bedroom No: Three
10'9" x 10'2" (3.29m x 3.10m)

Bedroom No: Four
11'0" x 9'0" (3.37m x 2.76m)

Family Bathroom
8'11" x 6'3" (2.72m x 1.91m)

Garage
18'2" x 9'8" (5.56m x 2.97m)

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.

