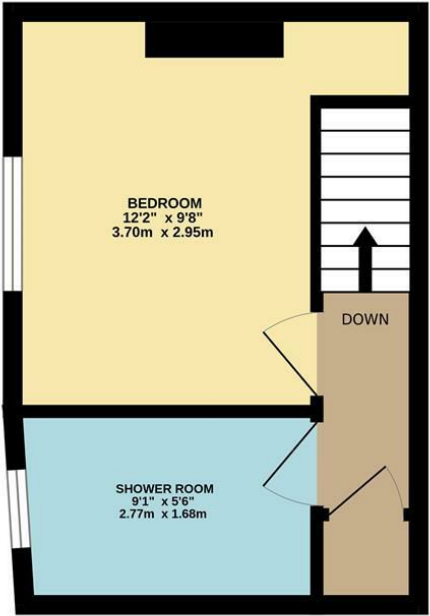
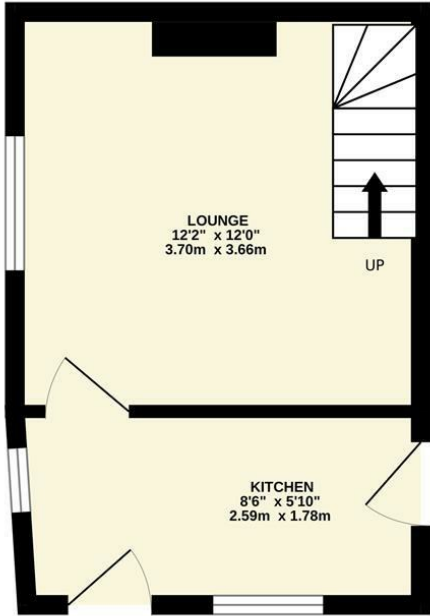




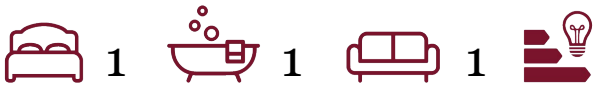
GROUND FLOOR



1ST FLOOR



9 Bryn Golau, Abergele, LL22 8LP
Offers in excess of £135,000



TOTAL FLOOR AREA : 452sq.ft. (42.0 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			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.



9 Bryn Golau, Abergele, LL22 8LP

Offers in excess of £135,000



Tenure
Freehold.

Council Tax
Band B. Average from 01.04.2025 £1,805.09

Property Description
Offered for sale with no onward chain, this delightful one-bedroom character cottage enjoys an enviable elevated position, capturing truly spectacular panoramic sea views. Perfectly blending rustic charm with modern comfort, the home is complemented by a private garden and off-road parking – an idyllic coastal escape or serene full-time residence.

To the exterior, a raised side garden provides a peaceful outdoor haven complete with a storage shed and covered seating area. Directly across the lane lies a gravelled parking space and sun terrace, the ideal spot to unwind while gazing across uninterrupted coastal vistas.

Step inside through the covered entrance to discover a cosy, characterful kitchen, finished with a tiled floor, beamed ceiling, and traditional Belfast style sink set within granite work surfaces. The fitted wall and base units are complemented by brick-style tiled splashbacks, while space is provided for a fridge-freezer and cooker. A glazed uPVC door opens to the rear, bringing in natural light and sea air.

The spacious lounge exudes warmth and charm,

featuring a magnificent stone-built fireplace with tiled inset as its centrepiece. Exposed beams add to the cottage's timeless appeal, while the large front window frames the mesmerising sea view. Stairs lead from here to the first-floor landing, where a double bedroom offers both comfort and a front-row seat to the ever-changing seascape.

The shower room comprises a modern shower cubicle, WC, and wash hand basin, along with plumbing for a washing machine. Additional storage is neatly provided on the landing, enhancing practicality throughout.

This property truly must be viewed to appreciate its unique setting, character features, and outstanding coastal outlook.

Services
It is believed the property is connected to mains electric, water and sewage services although we recommend you confirm this with your solicitor. Solar Panels.

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

Covered Entrance

Kitchen
8'5" x 5'10" (2.59m x 1.78m)

Lounge
12'1" x 12'0" (3.70m x 3.66m)

First Floor

Bedroom
12'1" x 9'8" (3.70m x 2.95m)

Shower Room
9'1" x 5'6" (2.77m x 1.68m)

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.

