



## 5 Dol Acar, Abergele, LL22 8DX

### £350,000





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**Tenure**  
Freehold

**Council Tax Band**  
E - Average from 01-04-2025 £2,836.57

**Property Description**  
The double-fronted façade, framed by attractive bay windows, gives the property superb kerb appeal. A smart, drive-on/drive-off tarmac driveway with brick edging provides abundant parking, all secured by timber gates, while a single garage with manual up-and-over door offers further convenience and access to the rear garden.

Stepping inside, a PVC double-glazed door opens directly into the spacious open-plan kitchen, living, and dining area, complete with staircase to the first floor. The lounge area exudes rustic charm with its exposed timber beams and multi-fuel burning stove, creating a warm and inviting atmosphere. Dual-aspect windows to the front and rear bathe the room in natural light, making it an ideal space for relaxation.

The open-plan kitchen and dining area is laid with wood-effect laminate flooring and fitted with shaker-style base units finished with brushed steel handles. Integrated appliances include a double electric oven with grill, induction hob, and microwave, alongside plumbing for a washing appliance and space for a freestanding fridge freezer. Composite worktops complete the contemporary yet homely design. With ample space for a dining table, hosting friends and family becomes effortless, and multiple-aspect windows ensure this central living space feels bright and welcoming. A rear porch offers access to an under-stair storage cupboard and leads out to the garden via a PVC door.

Designed for low maintenance, the rear garden is enclosed by timber fencing and predominantly laid with sandstone paving—perfect for outdoor dining, potted gardening, or simply enjoying the peaceful outlook towards Pen y Corddyn Mawr. A stone-chipped section leads to the

discreetly positioned oil store and external oil-fired boiler.

Upstairs, the first-floor landing benefits from natural light and includes a handy linen cupboard. The primary bedroom is generously proportioned with dual-aspect windows framing lovely views, plenty of space for a king-size bed, and a built-in cupboard with shelving and hanging rails. The second bedroom, also a comfortable double, enjoys similar outlooks and includes its own fitted storage cupboard.

The bathroom is fully tiled with a mosaic border and fitted with a bathtub with electric shower over, clear glass screen, WC, and hand basin—practical and timeless in design.

The home is fully double-glazed and warmed by oil-fired central heating, with the loft hatch located in bedroom two.

Rhyd-y-Foel is a highly desirable village surrounded by scenic walking routes, with the beach and coastal path just a short drive or cycle away. Transport links and the A55 are easily accessible, while Abergele—only ten minutes away—offers a wide selection of shops, cafés, gastro pubs, and everyday amenities.

### Services

It is believed the property is connected to mains 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](http://www.openreach.com/fibre-checker) - as of 19-11-25

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

**Lounge**  
17'8" x 11'10" (5.41 x 3.62)

**Kitchen Diner**  
17'7" x 15'1" max (5.38 x 4.61 max)

**Bedroom 1**  
17'8" x 11'10" (5.41 x 3.62)

**Bedroom 2**  
11'9" x 10'11" (3.60 x 3.33)

**Bathroom**  
8'9" x 6'4" (2.68 x 1.94)

**Garage**  
16'6" x 9'1" (5.03 x 2.77)

**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.

### 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.

