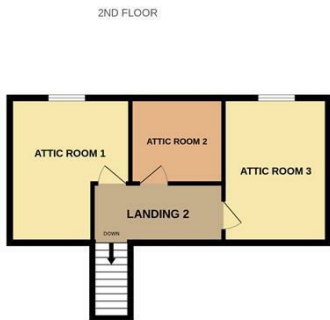
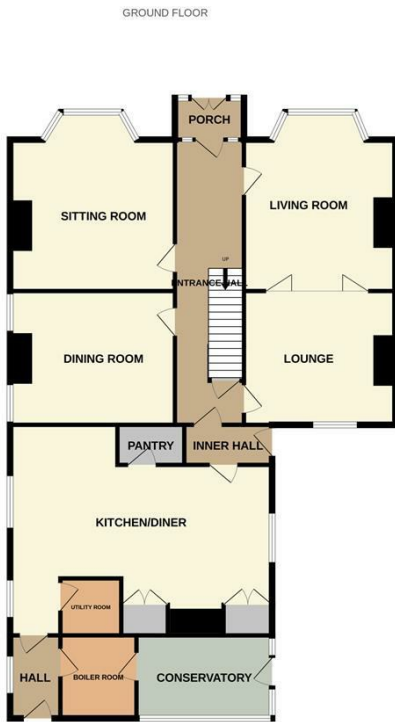




P J B  
Prys Jones & Booth



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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# Pendyffryn Clip Terfyn, Abergele, LL22 8EH

## £450,000

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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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# Pendyffryn Clip Terfyn, Abergele, LL22 8EH

## £450,000



### Tenure

Freehold.

### Council Tax

Band G. Average from 01.04.25 £3,868.05.

### Property Description

Nestled in the highly sought-after area of Clip Terfyn, on the peaceful outskirts of Llanddulas, this impressive detached six-bedroom residence offers remarkable potential and an abundance of character. Set within generous grounds, the property enjoys ample parking to both the front and side, along with a substantial open-fronted outbuilding ideal for use as a workshop or additional storage. Brimming with original features, high ceilings and spacious rooms throughout, the home presents an exceptional opportunity for families or developers seeking a project in a desirable coastal location.

A small entrance vestibule opens into an elegant hallway, distinguished by its charming Minton-style tiled flooring. The ground floor features four generously sized reception rooms, two of which benefit from beautiful bay windows and sweeping natural light. Double doors connect the main reception room to a third, offering flexible living and entertaining space. An inner hallway leads to the expansive dining kitchen, complete with a walk-in pantry and access to the rear of the property. Further accommodation includes a useful boiler room/store, which opens into the conservatory.

The first floor continues to impress, with two substantial front-facing bedrooms each boasting bay windows and far-reaching sea views. Two additional double bedrooms are positioned to the rear. A separate WC, a further double bedroom, and a family bathroom—fitted with a panelled bath, WC and wash hand basin—complete this level, alongside an adjoining smaller room ideal as a dressing room or nursery.

From the landing, a staircase rises to the second floor, where three attic rooms offer excellent scope and flexibility. Two of these enjoy superb sea views, enhancing the sense of space and tranquillity.

While the property offers extensive accommodation, privacy and captivating views, it does require modernisation—making it an exciting prospect for those with DIY skills or a developer looking to maximise its outstanding potential.

### Services

We have been unable to confirm which services are connected to the property and we recommend any prospective purchasers satisfy themselves before proceeding with an offer.

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

### Entrance Hall

#### Reception Room One

14'0" x 13'10" (4.27m x 4.22)

#### Reception Room Two

14'10" x 13'8"n (4.53m x 4.17n)

#### Reception Room Three

13'10" x 11'10" (4.22m x 3.61m)

#### Reception Room Four

14'11" x 11'11" (4.56m x 3.65m)

### Inner Hallway

### Dining Kitchen

#### Kitchen Area

14'0" x 9'5" (4.28m x 2.89m)

#### Dining Area

13'9" x 13'9" (4.21m x 4.21m)

### Rear Entrance

#### Boiler Room/Store

8'4" x 7'1" (2.55m x 2.18m)

#### Conservatory

11'9" x 7'6" (3.60m x 2.30m)

### First Floor

#### Bedroom No: One

14'0" x 13'10" (4.29m x 4.22m)

#### Bedroom No: Two

13'10" x 13'8" (4.22m x 4.17m)

#### Shower Room

10'0" x 7'6" (3.05m x 2.30m)

#### Bedroom No: Three

11'11" x 10'7" (3.64m x 3.23m)

#### Bedroom No: Four

13'11" x 11'8" (4.25m x 3.58m)

### WC

#### Bedroom No: Five

13'10" x 14'5" (4.24m x 4.41m)

#### Bathroom

9'9" x 6'11" (2.99m x 2.12m)

#### Bedroom No: Six

9'10" x 9'3" (3.02m x 2.82m)

### Second Floor

#### Attic Room No: One

13'2" (max) x 10'8" (4.02m (max) x 3.26m)

#### Attic Room No: Two

8'6" x 8'0" (2.60m x 2.44m)

#### Attic Room No: Three

13'3" x 8'10" (4.05m x 2.71m)



### 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.

