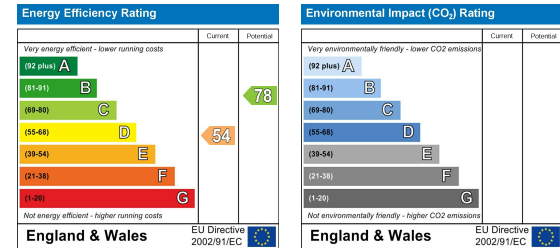


**Glan Aber, Llanddulas Road, Abergele, LL22 7BT**

Approximate Gross Internal Area = 428.2 sq m / 4609 sq ft  
Cellar = 32.6 sq m / 351 sq ft  
Outbuildings = 115.9 sq m / 1247 sq ft  
Total = 576.7 sq m / 6207 sq ft  
(Including Loft Space)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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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.



**Glan Aber Llanddulas Road, Abergele, LL22 7BT**  
**£845,000**





# Glan Aber Llanddulas Road, Abergele, LL22 7BT

## £845,000



### Tenure

Freehold - Grade II listed - [cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=14544](https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=14544)

### Council Tax Band

Band - H - Average from 01-04-2025 £4,641.66

### Property Description

Behind secure electric gates, a sweeping stone-chipped driveway encircles the beautifully landscaped front garden and leads to a grand pillared entrance. A solid oak front door, framed by ornate stonework, opens into a stunning entrance hallway, where marble-effect tiled flooring gives way to soft carpet and a staircase adorned with decorative spindles. The hallway sets the tone for the entire home: stately, refined, and full of period character. Beneath the stairs, theres access to the traditional basement/cellar – ideal as a wine store or practical storage space.

The home boasts four formal reception rooms, each with its own unique appeal. A grand dining room comfortably accommodates large-scale entertaining, featuring a slate-hearth fireplace with marble surround. The lounge is a masterpiece of original timber flooring, panelled walls, and intricate coving, all centred around a multi-fuel stove in a marble surround. A curved bay window draws in panoramic views of the manicured rear garden and allows for effortless indoor-outdoor flow.

At the rear of the home, a cosy snug/family room offers built-in bookshelves and another charming fireplace, while a fourth reception room at the front provides the perfect space for a breakfast room or home office, complete with a deep box bay window, ornate fireplace, and access to a separate boiler and drying room.

The kitchen is a beautifully curated blend of traditional and modern design, featuring a farmhouse aesthetic with granite worktops, timber cabinetry, an iconic Aga, and original service details such as a historic serving box. A separate pantry, utility room, cloakroom, and porch ensure

that this heart of the home is also highly functional. One of the standout features of Glan Aber is the Victorian-style atrium or garden room – a sunlit retreat overlooking the grounds, perfect for peaceful moments or entertaining guests.

Upstairs, the first-floor accommodation is accessed via a split-level landing illuminated by a large feature window. Each of the four bedrooms is generously proportioned, with beautiful views, cast iron or marble fireplaces, and period detailing throughout. The principal suite includes a fitted bed surround, an additional fitted wardrobe alcove, fireplace, and double doors leading into an impressive dressing room with extensive wardrobes and views across the woodlands. Other bedrooms offer walk-in wardrobes, feature bay windows, or even access to a private balcony with cast iron railings.

The family bathroom is designed with full tiled walls, a freestanding roll-top bath, bidet, rainfall shower, floating sink with cast iron frame, and traditional pull-chain WC. An additional en suite serves one of the bedrooms, styled in keeping with the property’s historic charm.

There is also potential to expand into the second-floor space, accessed by its own original timber door and staircase – subject to planning and regulations, this area could be transformed into further bedrooms or living quarters.

Externally, the grounds are a true sanctuary. The mature gardens wrap around the home with stone walls, lush lawns, flowering borders, and private seating areas. A collection of historic outbuildings, currently used as storage, a home gym, and games rooms, offer enormous potential to convert into annexes or guest accommodation, subject to appropriate consents. There’s even a listed trophy cabinet, a cobbled-floor storeroom, and a Victorian outhouse to add to the property’s narrative.

Glan Aber is a grand and gracious home that must be seen to be truly appreciated – a rare opportunity to own an irreplaceable piece of North Wales history.

### Lounge

19'11" x 15'3" (6.08 x 4.67)

### Dining Room

17'9" x 15'1" (5.43 x 4.62)

### Sitting room

14'1" x 12'6" (4.30 x 3.82)

### Kitchen

15'5" x 14'8" (4.72 x 4.49)

### Office/Breakfast Room

13'4" x 9'11" (4.07 x 3.04)

### Conservatory

12'0" x 9'3" (3.68 x 2.84)

### Bedroom 1

14'9" x 13'6" (4.52 x 4.13)

### Bedroom 2

18'7" x 15'1" (5.68 x 4.60)

### Bedroom 3

14'11" x 14'10" (4.56 x 4.54)

### Bedroom 4

15'7" x 9'10" (4.75 x 3.01)

### Dressing Room

12'9" x 10'9" (3.89 x 3.28)

### 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.

