



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 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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**18 Bryn Onnen, Abergele, LL22 8DF**  
**£275,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(81-91) A
(81-91) B			(61-80) B
(69-80) C			(49-60) C
(55-68) D			(35-48) D
(39-54) E			(21-34) E
(21-38) F			(11-20) F
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	70	78
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 18 Bryn Onnen, Abergele, LL22 8DF

## £275,000



### Tenure

Freehold

### Council Tax Band

Band - D - Average from 01-04-2026 £2,472.82

### Property Description

The property is approached via a low-level brick wall, beyond which lies a low-maintenance front garden laid with stone and slate chippings, neatly framed by brick borders. A generous hardstanding driveway provides ample off-road parking for multiple vehicles and leads to a single garage with power and a manual door. Practical additions include PVC fascia boards, soffits and dry verge fittings, as well as utility meter cupboards and security lighting. The driveway also conveniently forms a pathway to the front entrance.

A PVC double glazed sliding door opens into a compact porch area, ideal for coats and footwear, before leading through a second door into the main hallway. Here, coved ceilings add a subtle decorative touch, while a useful storage cupboard—complete with shelving—also houses the central heating boiler. Access to the loft is available via a hatch, with the loft itself being insulated and fitted with lighting.

Positioned at the end of the hallway, the main lounge is a spacious and characterful room, centred around a striking V-shaped chimney breast which creates an impressive focal point with its large mantelpiece and gas fire set upon a stone hearth. Coved ceilings and generous proportions allow for a full range of lounge furnishings, while sliding doors lead seamlessly into the conservatory.

The conservatory provides a peaceful additional reception space, with floor-to-ceiling glazing that invites in an abundance of natural light and offers uninterrupted views of the garden. This versatile area is perfect for relaxing or entertaining, with sliding doors opening directly onto the rear garden, enhancing the connection between indoor and outdoor living.

Accessible from the lounge, the kitchen and dining area offer a practical and sociable layout. The dining space comfortably accommodates a table and chairs and is subtly separated from the kitchen by a shallow breakfast bar. The kitchen itself is fitted with a range of wood-effect wall and base units,

complemented by tiled splashbacks and tiled flooring. A sink with drainer sits beneath two rear-facing windows, ensuring a bright working environment, while there is ample space for under-counter appliances, a freestanding cooker, and plumbing for a washing machine. A handy storage cupboard sits adjacent to a side door, providing direct access to the driveway.

The accommodation continues with three well-proportioned bedrooms. The principal bedroom is positioned to the front and benefits from a range of fitted wardrobes, as well as pleasant open-aspect views down Bryn Helyg. The second bedroom is another comfortable double, offering flexibility for guests or family members, while the third bedroom provides excellent versatility—ideal as a single bedroom, home office, or additional reception room—and features a charming box bay window with a similar outlook to the principal bedroom.

The bathroom is fully tiled, both to the walls and flooring, and fitted with a large shower enclosure complete with a built-in seat. A WC, hand basin with fitted mirror, and storage cabinets complete the space, ensuring both comfort and practicality.

To the rear, the south-east facing garden offers a private and low-maintenance outdoor retreat. Laid predominantly with stone chippings and bordered by brick edging, the garden is enhanced by established flower beds, shrubs, and planting along the fence line. There is direct access into the garage, as well as an additional lean-to workshop area to the rear, ideal for hobbies or extra storage. A charming summerhouse or potting shed provides a delightful spot to unwind or indulge in gardening pursuits.

The location is particularly appealing, set within a quiet residential area yet within approximately ten minutes' walk of Abergele town centre. Here, a wide range of amenities can be found, including local shops, cafés, pubs, restaurants, takeaways, a butchers and florist, as well as a leisure centre, supermarket, and library. For outdoor enthusiasts, nearby attractions include Abergele Golf Club and the scenic woodland walks of Coed y Gopa. Excellent transport links are also close at hand, with the A55 expressway just a short drive away, providing easy access along the North Wales coast and to major cities such as Chester, Manchester, and Liverpool.

### 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.

Full fibre broadband is available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 17-4-26

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

### Lounge

16'1" x 12'0" (4.91 x 3.67)

### Kitchen Diner

14'0" x 10'10" (4.28 x 3.32)

### Conservatory

8'9" x 8'7" (2.67 x 2.64)

### Bedroom 1

12'4" x 10'5" (3.76 x 3.18)

### Bedroom 2

10'9" x 9'10" (3.28 x 3.00)

### Bedroom 3

10'9" x 8'8" (3.28 x 2.65)



### Bathroom

8'7" max x 6'5" (2.64 max x 1.97)

### Garage

15'3" x 8'3" (4.67 x 2.54)

### 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.

### 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.

