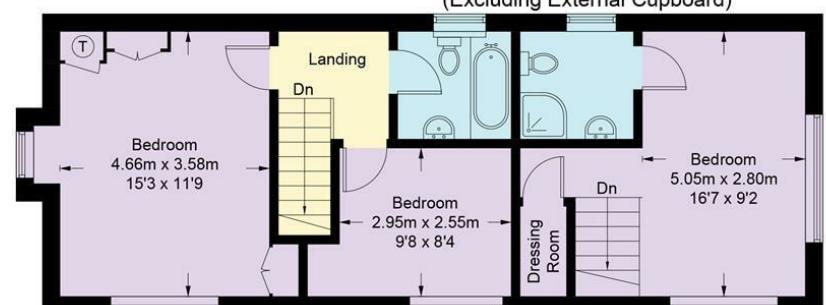
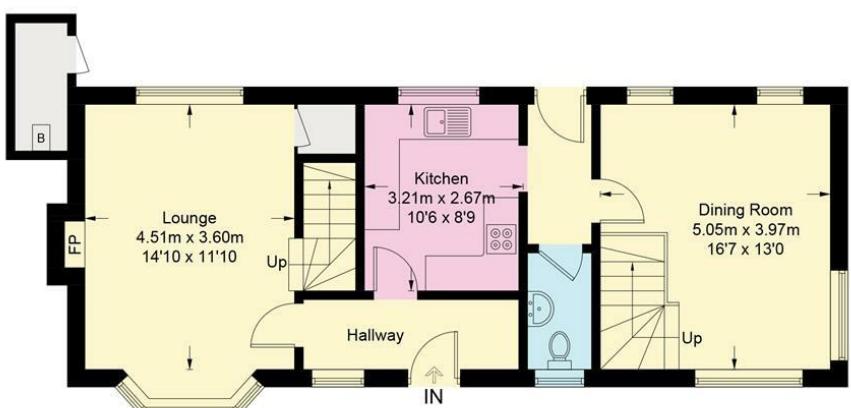


### Caerau Cottage, Groesffordd Marli, Abergel, LL22 9DY

Approximate Gross Internal Area = 118.4 sq m / 1274 sq ft  
 Garage = 38.7 sq m / 416 sq ft  
 Total = 157.1 sq m / 1690 sq ft  
 (Excluding External Cupboard)



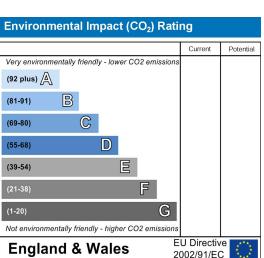
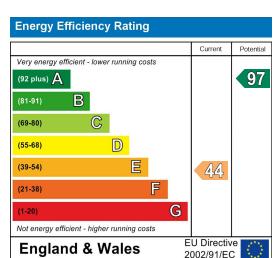
First Floor



Ground Floor

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.

FloorplansUsketch.com © 2024 (ID1111998)



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.

P J B  
Prys Jones & Booth



### Caerau Cottage , Abergel, LL22 9DY

£350,000

3 bedrooms, 2 bathrooms, 2 reception rooms, E rating



# Caerau Cottage , Abergel, LL22 9DY

£350,000



## Tenure

Freehold

## Council Tax Band

E - Average from 01-04-2024 - £2,610.49

## Property Description

The property is accessed via a PVC door sheltered by a canopy, opening into a welcoming hallway laid with wood-effect cushioned flooring.

The lounge is an inviting space where the same flooring continues, enhancing the warm atmosphere. A large bay window allows ample natural light to flood the room, illuminating features such as the exposed timber ceiling beams and the multi-fuel burning stove. A useful under-stair storage area is tucked away in the corner of the room.

A staircase in the lounge leads to the original first-floor accommodation, accessible only from this room. Here, you will find a well-proportioned second bedroom fitted with wardrobes and a deep bay window, along with another aspect window looking out onto the front garden.

The third bedroom offers plenty of space for a double bed and includes a small alcove suitable for additional storage.

The primary bathroom on this floor boasts a modern, fully tiled design, featuring a P-shaped bath with a clear glass screen, an electric shower, a hand wash basin with storage beneath, and a WC.

Returning to the ground floor, flowing off the entrance hall is a kitchen fitted with a mix of wall and base-mounted units. There is ample room for free-standing appliances, and the space is complemented by a tasteful tiled splashback.

Continuing into the extension off the kitchen, there is a useful ground-floor WC with a part-tiled design.

A second reception room presents itself as a versatile

space, ideal for use as a lounge/diner perfect for hosting friends and family. Multiple aspect windows ensure this space is well-lit and welcoming.

A staircase from the second reception room leads to the primary bedroom. This spacious retreat includes a large walk-in wardrobe and ample room for a king-size bed and additional bedroom furniture. A contemporary en-suite shower room, fully tiled, features an electric shower with a rainfall showerhead.

Outside is where Caerau Cottage truly shines. The south-facing garden offers an abundance of space, with multiple vegetable patches for those keen on self-sustainability. A large patio area with paving stones is the perfect spot for a table and chairs, where you can relax to the mesmerising sound of the Elwy River. The garden is thoughtfully sectioned off to create storage areas, including log stores, a timber shed, and space for two greenhouses.

Additionally, part of the property includes a small wooded area that provides picturesque views of the river, adding to the cottage's tranquil charm.

The property benefits from oil-fired central heating and double glazing. There is ample off-road parking available, and the large garage/workshop has been extended to the rear, providing additional workshop and storage space.

The first-floor extension was constructed in 2022, and the boiler was fitted in the same year, ensuring modern comforts in this delightful, historic setting.

## Services

It is believed the property is connected to mains electric, & water. A septic tank is present for sewage disposal and the property's central heating system is powered by oil. We recommend you confirm this information with your solicitor.

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

## Lounge

14'9" x 11'9" (4.51 x 3.60)

## Dining Room

16'6" x 13'0" (5.05 x 3.97)

## Kitchen

10'6" x 8'9" (3.21 x 2.67)

## Bedroom 1

16'6" x 9'2" (5.05 x 2.80)

## Bedroom 2

15'3" x 11'8" (4.66 x 3.58)

## Bedroom 3

9'8" x 8'4" (2.95 x 2.55)

## Garage/workshop

34'1" x 15'1" (10.40 x 4.60)

## Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergel offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergel,

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 Abergel high street ever since.

## Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

