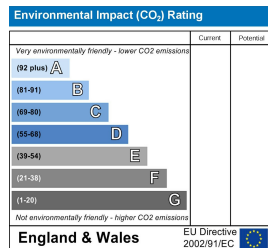
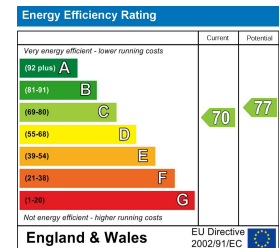


2 Heol Y Coed, Abergele, LL22 7UN

Approximate Gross Internal Area = 127.9 sq m / 1377 sq ft
Garage = 32.3 sq m / 348 sq ft
Total = 160.2 sq m / 1725 sq ft



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. Fourlabs.co © 2025 (ID1246483)



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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P J B

Prys Jones & Booth



2 Heol Y Coed, Abergele, LL22 7UN

£350,000



2 Heol Y Coed, Abergele, LL22 7UN

£350,000



Tenure
Freehold

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

Property Description
As you approach, the home presents instant kerb appeal with its neat lawns, mature trees, and well-tended shrubs framing the façade. A hardstanding driveway offers ample off-road parking for multiple vehicles and leads to a double garage fitted with an electric roller door for convenience.

A PVC front door with glazed panels opens into an entrance porch laid with traditional brick floor tiles, which in turn leads through a timber-framed inner door into the welcoming hallway. Modern tiled flooring flows throughout, and the hall offers plenty of space along with a fitted linen cupboard with a radiator and shelving, and loft access via a drop-down hatch.

A contemporary fully tiled shower room is conveniently located off the hallway, complete with an integrated vanity unit housing the WC and hand basin, a shower cubicle with electric shower, and a chrome heated towel rail.

The L-shaped lounge and dining area is a bright, spacious setting, enhanced by dual-aspect windows that flood the room with natural light. A striking solid stone fireplace with a gas flame fire provides a charming focal point, while the dining area easily accommodates a large table and sideboard. From here, a double-glazed door opens directly onto the rear garden's paved pathway.

The modern kitchen is fitted with a range of shaker-style wall and base units finished with brushed steel handles and tiled splashbacks extending to the upstands and windowsills. Pull-out shelving adds smart storage, and integrated appliances include a double oven/grill and five-ring ceramic hob, with space provided for a freestanding dishwasher. A central island offers an ideal spot for meal preparation or casual dining, while a side door opens onto

the garden patio.

The large utility room provides excellent practicality, with space for a washing machine, tumble dryer, and American-style fridge-freezer, plus a stainless-steel sink and high-gloss cabinetry for additional storage.

The primary bedroom is a generous double with extensive fitted wardrobes, shelving, and hanging space, along with a built-in dressing table and vanity mirror. The second bedroom is also a comfortable double, enjoying pleasant views over the wooded area to the front, while the third bedroom offers flexibility as another double or a home office or study.

A modern family bathroom complements the shower room, fitted with a stylish suite including a bathtub with mixer-tap above bath shower, clear glass screen, WC, hand basin with storage, and a chrome heated towel rail.

The rear garden is a delightful outdoor space, enjoying sunshine throughout the day and into the evening. A large patio runs alongside the property, providing ample room for outdoor furniture, a greenhouse, or potted plants, while a gate offers side access to the front. The secure timber-fenced garden features a broad lawn, established fruit trees—including eating and cooking apples and red berries—and space that could easily be used for a vegetable patch or further landscaping.

Available with no forward chain, this beautifully proportioned bungalow offers a fantastic opportunity for those seeking a spacious and well-situated home ready to enjoy.

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.

Both full fibre and copper broadband are available to the property. Source - www.openreach.com/fibre-checker - as

of 7-10-25

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

Lounge/Diner
26'3" x 21'7" (8.01 x 6.59)

Kitchen
13'8" x 9'5" (4.19 x 2.89)

Utility
10'10" x 7'10" (3.31 x 2.41)

Bedroom 1
15'5" x 10'10" (4.71 x 3.31)

Bedroom 2
12'6" x 10'9" (3.83 x 3.30)

Bedroom 3
10'10" x 8'7" (3.31 x 2.64)

Double Garage
21'7" x 15'9" (6.60 x 4.81)

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.

