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**2 Heol Y Coed, Abergale, LL22 7UN**  
**£350,000**

3 bedrooms, 2 bathrooms, 2 reception rooms, C energy rating



# 2 Heol Y Coed, Abergel, 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](http://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 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

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.

