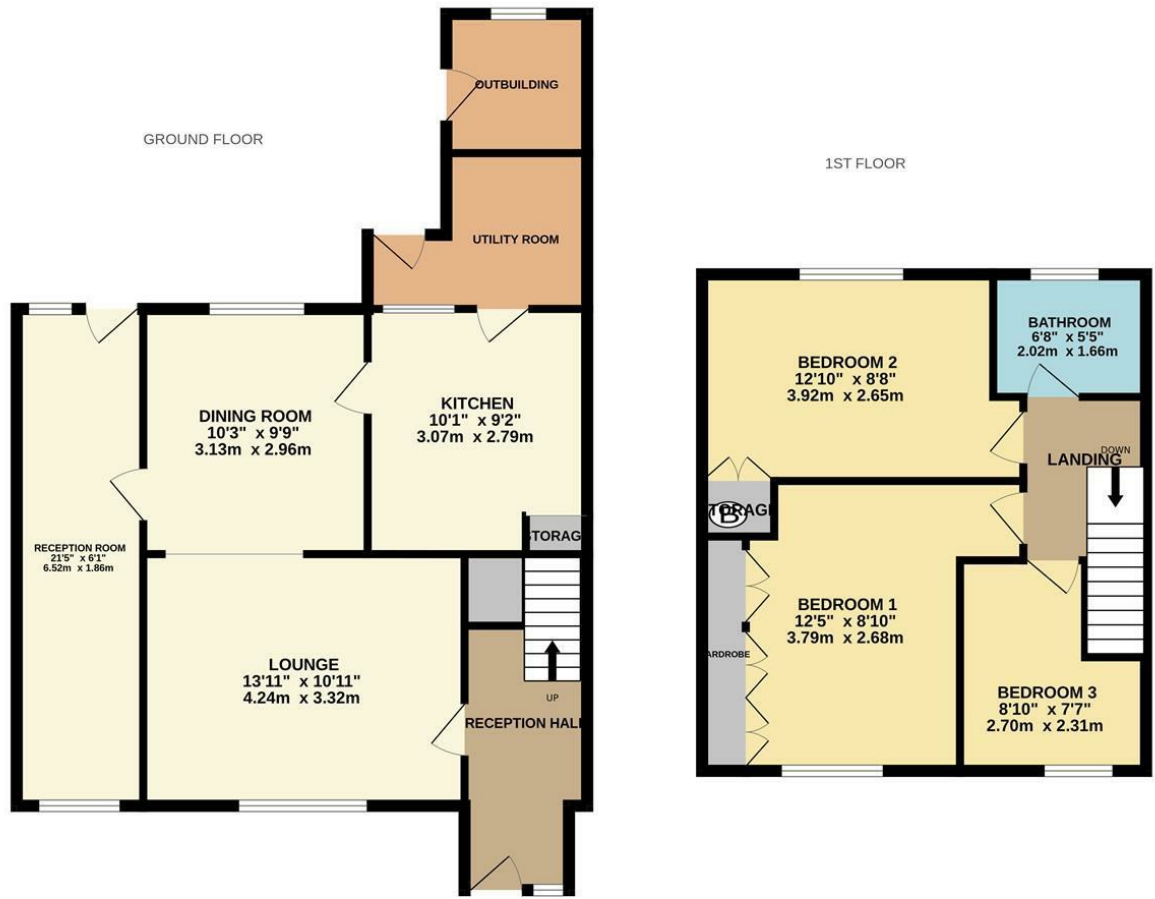
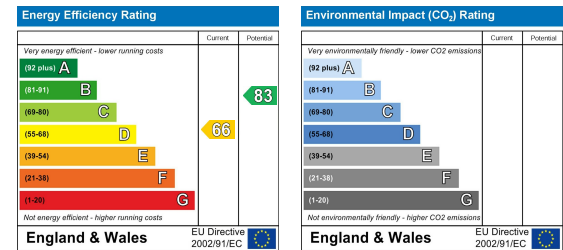




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026



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.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk



1 Llanerch Estate, Conwy, LL32 8YA £170,000



1 Llanerch Estate, Conwy, LL32 8YA

£170,000



Tenure

Freehold

Council Tax Band

Band - C - Average from 01-04-2026 £2,198.07

Property Description

Approached through a timber gate, a concrete pathway bordered by neatly lawned gardens leads to the composite front door. Stepping inside, you are welcomed by a spacious entrance hall, complete with a practical understairs cloakroom providing excellent storage for coats and everyday essentials.

The lounge is a bright and inviting room, enhanced by a large double-glazed bay window that fills the space with natural light. Smooth plastered walls and ceilings create a fresh, neutral setting, while a useful storage area adds practicality. An open archway seamlessly connects the lounge to the dining room, creating a wonderful flow for everyday living and entertaining. The dining room is equally spacious and enjoys pleasant views over the rear garden, comfortably accommodating a family-sized dining table.

Leading from the dining room is a versatile second reception room, flooded with natural light from windows on two elevations. This flexible space could easily be utilised as a home office, playroom, hobby room, or additional sitting room, with direct access to the garden providing an excellent connection to the outdoors.

The kitchen offers a practical layout with wood-effect wall and base units, complemented by a combination of tiled and plastered walls. There is ample space for a freestanding cooker, plumbing for a washing machine, and a handy understairs storage cupboard. The adjoining utility room provides additional worktop and storage space, together with further base units and direct access to the rear garden through a UPVC door, making it an ideal area for busy family life.

Upstairs, the landing features exposed timber floorboards and provides access to the loft.

The principal bedroom is a generous double room with beautiful wooden flooring and an entire wall of fitted wardrobes, offering exceptional storage. The second bedroom is another spacious double, featuring characterful timber floorboards, a combination of wood panelling and decorative wall coverings, and a built-in cupboard housing the Worcester combi boiler. The third bedroom is ideal as a child's bedroom, nursery, home office, or hobby room, continuing the property's flexible appeal.

The family bathroom has been designed for easy maintenance, featuring tiled walls, practical flooring, a bath with an overhead electric shower, WC, and wash hand basin.

Outside, the rear garden provides a wonderful space to enjoy the peaceful surroundings. A central lawn is bordered by a concrete pathway leading to raised stone flower beds, creating an attractive setting for gardening enthusiasts. An iron gate provides convenient rear access, while a substantial concrete-built outbuilding, complete with electricity, offers fantastic potential as a workshop, secure storage space, or hobby room.

This delightful home offers generous accommodation, flexible living spaces, and excellent potential, all set within the peaceful surroundings of a sought-after rural village.

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 - as of 15-7-26

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

Agent's note

Local Occupancy Clause

The property is subject to a Section 157 Local Occupancy Clause. The purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.

Lounge

13'10" x 10'10" (4.24m x 3.32m)

Dining Room

10'3" x 9'8" (3.13m x 2.96m)

Second Reception Room

21'4" x 6'1" (6.52m x 1.86m)

Kitchen

10'0" x 9'1" (3.07m x 2.79m)

Bedroom 1

12'5" x 8'9" (3.79m x 2.68m)

Bedroom 2

12'10" x 8'8" (3.92m x 2.65m)



Bedroom 3

8'10" x 7'6" (2.70m x 2.31m)

Bathroom

6'7" x 5'5" (2.02m x 1.66m)

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.

