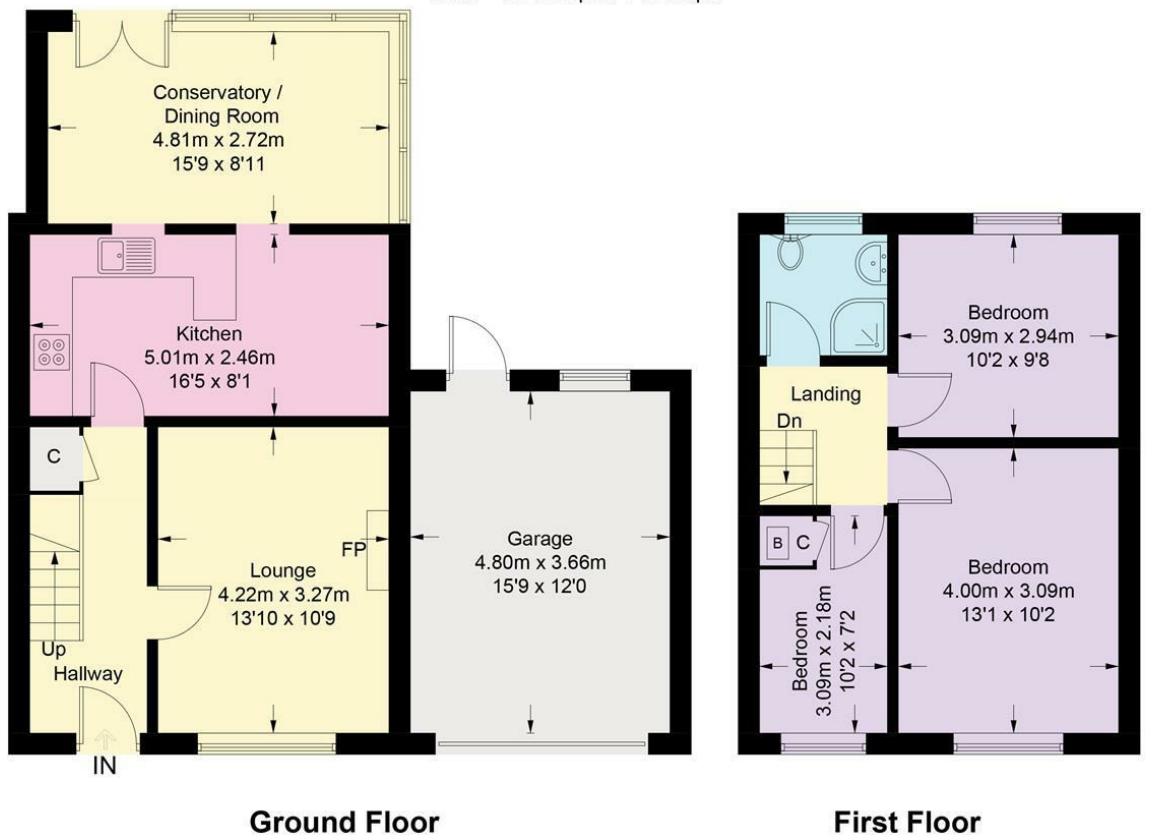


## 27 Bron Wern, Llanddulas Abergel, LL22 8JD

Approximate Gross Internal Area = 84.7 sq m / 912 sq ft  
 Garage = 17.6 sq m / 189 sq ft  
 Total = 102.3 sq m / 1101 sq ft



Ground Floor

First 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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	71	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.



## 27 Bron Wern, Abergel, LL22 8JD

**£260,000**



# 27 Bron Wern, Abergel, LL22 8JD

**£260,000**



## Tenure

Freehold

## Council Tax Band

Band - D Average from 01-04-2025 £2,320.83

## Property Description

The property is approached via a smart brick-paved driveway providing off-road parking for up to three vehicles. A brick and render façade, softened by established shrubbery, creates an attractive first impression, while a composite front door opens into a welcoming hallway. The hallway is laid with wood-effect laminate flooring that flows seamlessly throughout the ground floor, complemented by stylish timber panelled walls. Stairs rise to the first floor, and a handy under-stair cupboard provides useful storage along with plumbing for a washing appliance.

The lounge is a bright and contemporary space, benefitting from a south-facing aspect that floods the room with natural light. Coved ceilings add a touch of elegance, while a feature fireplace with stone surround, mantle and hearth houses a gas flame fire, forming a cosy focal point. There is ample space for a range of lounge furniture, making this an ideal room to unwind.

A timber glazed door leads through to the kitchen, which is fitted with shaker-style units in a wood effect finish. Integrated appliances include a double electric oven and grill, along with a four-ring gas hob, while space is provided for a slimline dishwasher and a freestanding fridge freezer. A breakfast bar offers casual dining, and additional worktop space at the far end enhances practicality. An open doorway connects the kitchen to the sunroom, creating a sociable flow through the living spaces.

Originally a conservatory, the sunroom has been transformed into a year-round reception room with the addition of an insulated roof and brick-and-plaster walling. Recessed lighting and pleasant garden views make this a versatile and comfortable space, further enhanced by a serving window opening back into the kitchen. Patio doors lead directly onto the garden, ideal for indoor-outdoor living during the warmer months.

The rear garden has been thoughtfully landscaped across three

tiers. Immediately outside the sunroom, Indian stone paving and artificial turf create a low-maintenance seating area, with gated side access to the front of the property. The upper tier features traditional paving, stone-chipped borders and space for potted plants, while the lower tier continues the Indian stone paving and artificial turf theme. Here, a timber-built bar and hot tub shelter provides a standout feature, perfect for entertaining. The garden also offers rear access into the garage.

Upstairs, the landing is naturally lit via a window and provides access to the loft, which is partially boarded for storage. The main bedroom is a bright, south-facing double room with ample space for freestanding wardrobes and bedroom furniture. The second bedroom, positioned to the rear, is another generous double and enjoys glimpses towards the sea. The third bedroom is a comfortable single, currently utilised as a home office, featuring wood-effect laminate flooring and useful storage over the stairs.

The bathroom has been thoughtfully reconfigured to create a more practical and spacious layout. It is fitted with a modern shower cubicle, a hand wash basin set within a vanity unit providing useful storage beneath, and a WC. The room strikes an attractive balance between character and contemporary style, featuring classic timber panelled walls blended with sleek, low-maintenance PVC panelling to the shower area, creating a warm yet modern finish.

This attractive home offers modern, versatile living in a desirable village setting, with excellent outdoor space and superb transport links—ideal for a wide range of buyers.

The property is within walking distance of Llanddulas village center, offering a chip shop, post office, the popular Valentine Inn gastro pub, an Indian takeaway/restaurant, Llanddulas beach, and coastal paths. Commuting along the North Wales Coast is effortless with the A55 just moments away! This charming home with breathtaking views awaits your discovery. Schedule a viewing today and imagine the possibilities of making it your own!

## 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 06-02-2026

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

## Lounge

13'10" x 10'8" (4.22 x 3.27)

## Kitchen

16'5" x 8'0" (5.01 x 2.46)

## Reception/Dining Room

15'9" x 8'11" (4.81 x 2.72)

## Bedroom 1

13'1" x 10'1" (4.00 x 3.09)

## Bedroom 2

10'1" x 9'7" (3.09 x 2.94)

## Bedroom 3

10'1" x 7'1" (3.09 x 2.18)

## Garage

15'8" x 12'0" (4.80 x 3.66)

## 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 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.

