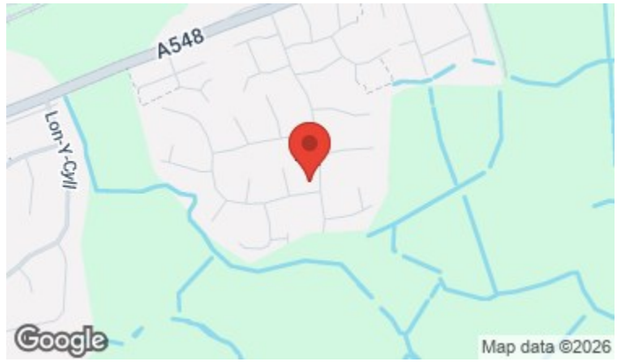
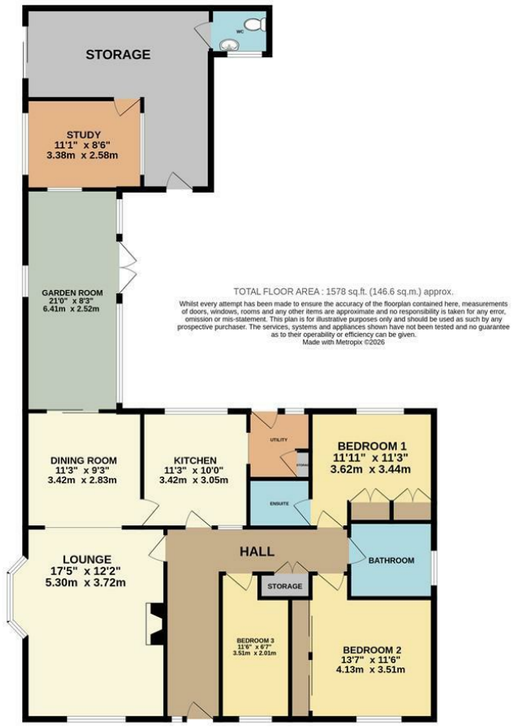


GROUND FLOOR
1578 sq.ft. (146.6 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 sq.m.) approx.

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.
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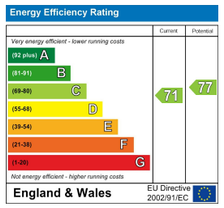

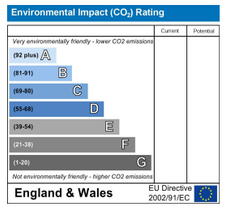

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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www.prysjonesbooth.co.uk

P J B
Prys Jones & Booth

32 Rhos Fawr, Abergele, LL22 9YH
£340,000

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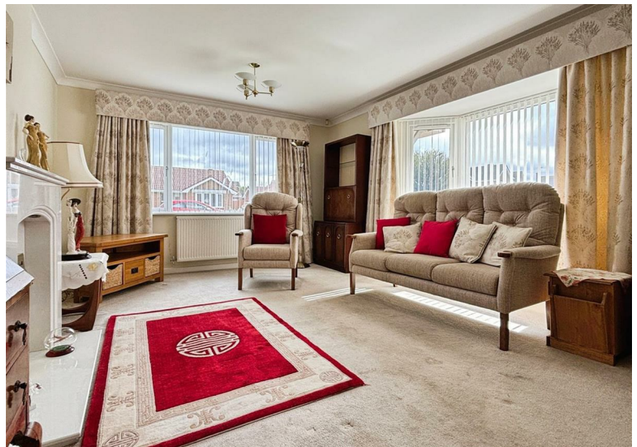

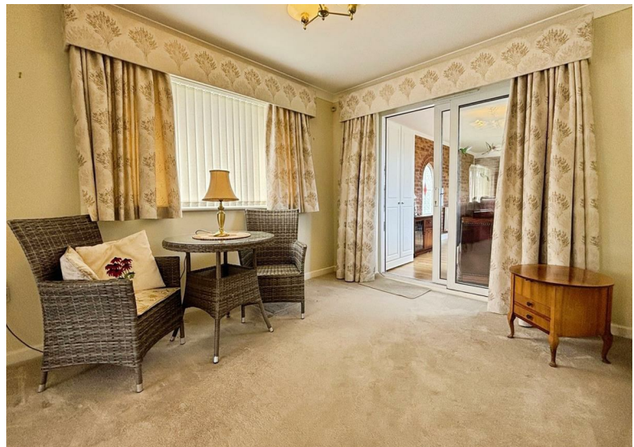

32 Rhos Fawr, Abergele, LL22 9YH
£340,000

Tenure
Freehold

Council Tax Band
Band - E - Average from 01-04-2026 £3,022.34

Property Description
The property boasts an expansive frontage, with neatly maintained lawns bordered by brick paving and a sweeping paved driveway providing ample off-road parking for multiple vehicles. A pathway wraps around the home, complemented by areas of established shrubbery, while a timber gate offers convenient access to the rear garden. An open porch with quarry tiled flooring and a brick pillar leads to a stylish composite front door with glazed inserts, opening into a welcoming L-shaped hallway finished with contemporary wood-effect laminate flooring. Practicality is well considered, with a double storage cupboard housing the central heating boiler and electrical consumer unit.

The lounge is a bright and spacious principal reception room, enhanced by dual-aspect windows, including a charming bay window that floods the space with natural light. A feature stone fireplace provides an attractive focal point, while coved ceilings and neutral décor create a warm and inviting atmosphere. An open archway leads seamlessly into the dining area, a flexible space currently used for relaxation but equally suited to formal dining. Sliding doors open into the garden room, a delightful extension featuring exposed brickwork, an arched frosted window to the front and large rear-facing windows overlooking the garden. With double doors opening out onto the patio, this room offers a tranquil setting for entertaining or unwinding.

The kitchen is both stylish and functional, accessible from the hallway and dining area. It is fitted with sleek high-gloss handleless units, complemented by wood-effect worktops and upstands. Integrated Neff appliances include an electric fan oven, microwave, induction hob, dishwasher and fridge freezer, catering perfectly to modern living. A utility room extends from the kitchen, offering additional storage and workspace, with a glazed PVC door providing direct access to the garden.

There are three well-proportioned bedrooms. The primary bedroom is a generous double overlooking the rear garden, complete with fitted wardrobes and additional space for freestanding furniture. It benefits from a fully tiled en-suite shower room featuring a bi-folding shower enclosure, WC, hand basin and radiator. The second bedroom mirrors the proportions of the first and is positioned to the front, also enjoying an extensive range of fitted wardrobes. The third bedroom, currently configured as a home office with fitted desks and cabinetry, offers excellent versatility and could easily be reinstated as a single bedroom if required.

The main bathroom has been finished to a high standard, showcasing full-height marble-effect tiling, a slate-effect tiled floor with underfloor heating, and a large walk-in shower with rainfall head and handheld attachment. A contemporary vanity unit with integrated storage and illuminated mirror completes this luxurious space.

Externally, the rear garden has been thoughtfully designed for low maintenance, featuring an Indian stone patio that wraps around a central area of artificial turf. Stone-chipped borders with mature hedging and shrubs add texture and greenery, while timber fencing ensures privacy and security. With a desirable south-west facing aspect, the garden enjoys sunshine throughout the day and into the evening, making it perfect for outdoor living. Additional features include an outside tap and security lighting.

A particularly unique addition is the converted garage, believed to have originally served as an office for the developers of the site. This versatile space now offers excellent potential as a workshop, craft room or home office, complete with sliding double-glazed doors, a WC, partitioned areas and internal windows to enhance light flow.

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 07-04-26

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

Lounge
17'4" x 12'2" (5.30 x 3.72)

Dining Room
11'2" x 9'3" (3.42 x 2.83)

Sunroom
21'0" x 8'3" (6.41 x 2.52)

Kitchen
10'0" x 11'2" (3.05 x 3.42)

Utility
5'10" x 5'9" (1.78 x 1.77)

Bedroom 1
11'10" x 11'3" (3.62 x 3.44)

En Suite
4'9" x 5'8" (1.46 x 1.75)

Bedroom 2
11'6" x 13'6" (3.51 x 4.13)

Bedroom 3
11'6" x 6'7" (3.51 x 2.01)

Bathroom
8'3" x 5'8" (2.52 x 1.73)

Study
11'1" x 8'5" (3.38 x 2.58)

Storage/Garage
8'8" max x 17'1" max (2.65 max x 5.23 max)

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 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, 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 Abergele high street ever since.