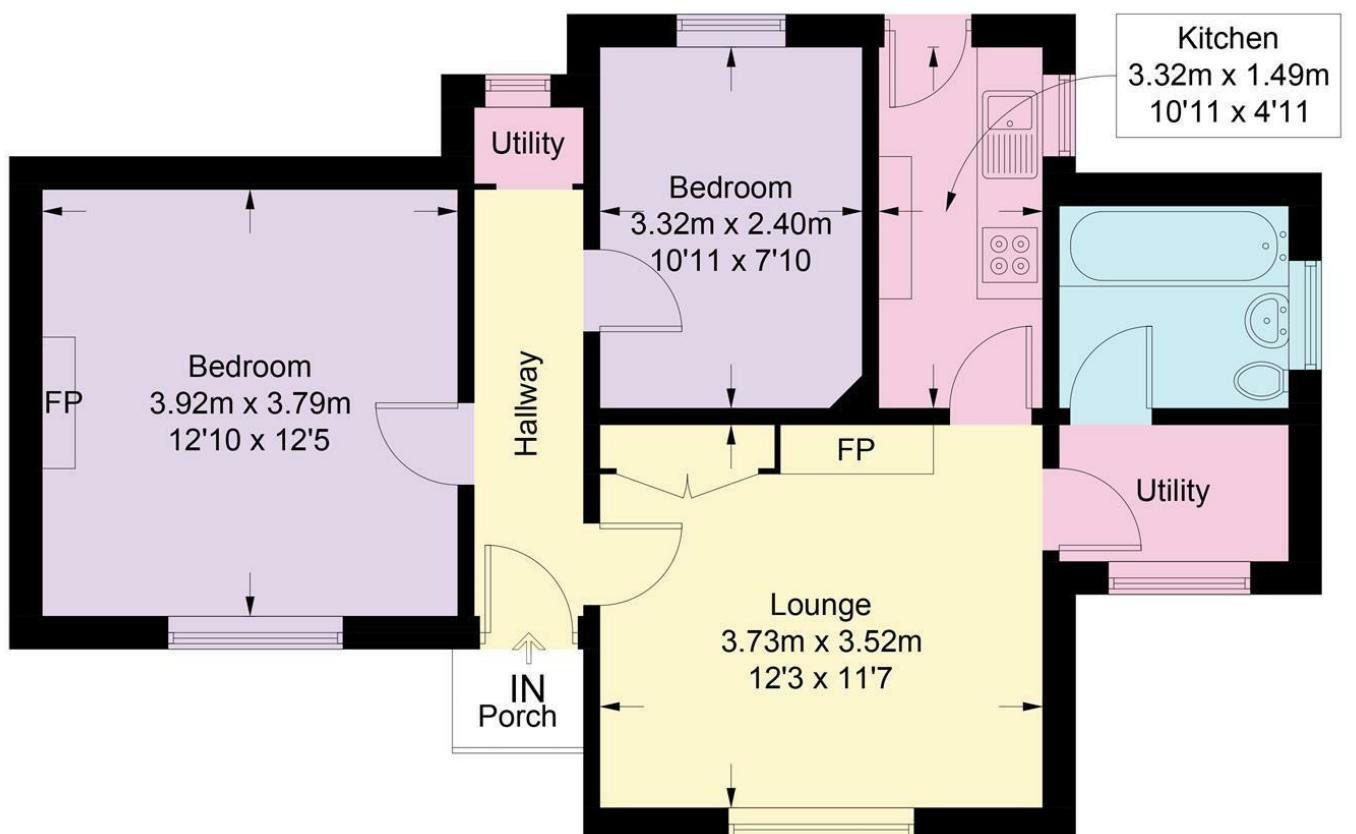




Bryn Cyn Heulog, Llangernyw, Abergel LL22 8TY

Approximate Gross Internal Area = 56.5 sq m / 608 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 © (ID1201971)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	13
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

P J B
Prys Jones & Booth



Bryn Cyn Heulog & Maes Y Llan , Abergel, LL22 8TY Offers in the region of £340,000



Bryn Cyn Heulog & Maes Y Llan, Abergel, LL22 8TY

Offers in the region of £340,000



Tenure

Freehold

Council Tax Bands

Bryn Cyn Heulog - Band - C - Average from 01-04-2025 £2,062.96
Maes Y Llan - Band - B - Average from 01-04-2025 £1,805.09 - information of the banding from a council tax bill in 2020

Property Description

The property is approached through a delightful arched gateway, leading to a small flight of steps that opens onto a spacious, private front garden. A paved pathway leads enchantingly through mature conifer trees, guiding you to the entrances of both cottages. On either side of the path, generous lawns are framed by mature hedges, vibrant flowerbeds, and a large pond where carp swim lazily—a tranquil setting that could be easily divided to create a separate private garden for each cottage. To the rear, off-road parking is available for one vehicle, accessed via what was once an ancient Roman road. This driveway also leads to the rear of the property, where a collection of stone-built outbuildings awaits, including one said to house an old well (as informed by the vendor), adding to the rich character and history of the site.

The cottages themselves are near mirror images, their front façades adorned with charming brick coining around timber-framed windows and sheltered canopy porches above timber front doors.

Services

It is believed the property is connected to mains 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 24-1-25

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

garden. A well-proportioned bedroom boasts a prominent chimney breast with an open fireplace and quarry-tiled floors, while a second, cosier bedroom features an inset feature fireplace. Additionally, there's a room ready to be converted into a family bathroom.

Lounge

13'0" x 12'10" (3.97 x 3.93)

Kitchen Diner

20'8" x 10'6" (6.30 x 3.21)

Bedroom 1

12'9" x 11'6" (3.89 x 3.53)

Bedroom 2

10'0" x 7'11" (3.05 x 2.43)

Potential Bathroom

7'0" x 5'10" (2.15 x 1.78)

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

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

