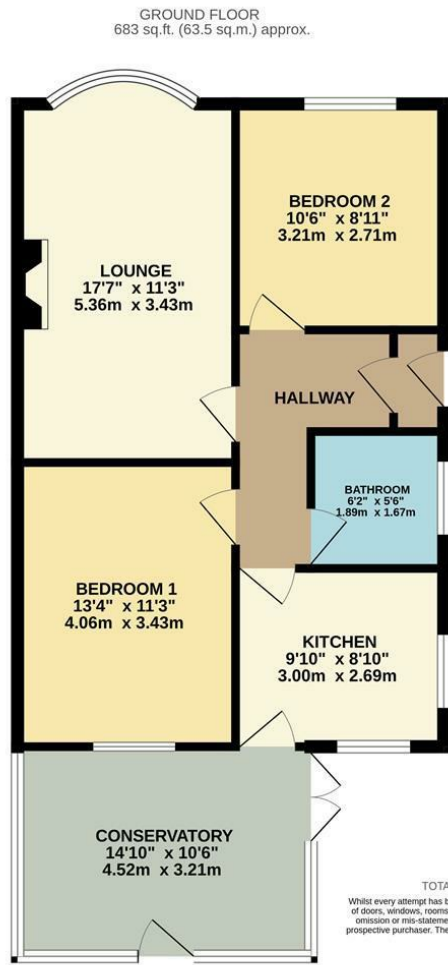
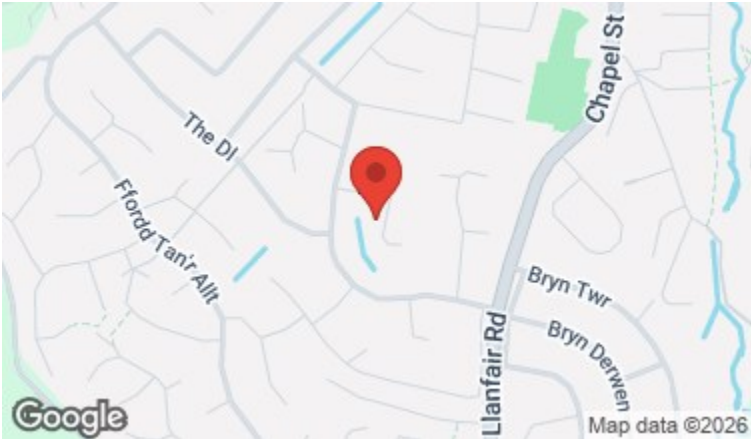




TOTAL FLOOR AREA: 683 sq.ft. (63.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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12 Coed Bedw, Abergele, LL22 7EH
£205,000



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(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		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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 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



12 Coed Bedw, Abergele, LL22 7EH

£205,000



Tenure

Freehold

Council Tax Band

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

Property Description

The lounge is a particularly impressive reception space, wonderfully bright and spacious thanks to a large bay window which draws in an abundance of natural light. Generous proportions allow for comfortable seating alongside a dining area, while a charming electric fireplace with a marble-effect surround and timber mantel creates an attractive focal point and adds a cosy touch to the room.

The second bedroom is positioned towards the front of the property and is a generous double room, currently used as an additional sitting room. A large windows allows natural light to fill the room. To the rear, the principal bedroom is equally well proportioned and offers a peaceful retreat with ample room for a double bed, wardrobes and additional furniture.

The bathroom has been thoughtfully transformed into a modern walk-in shower room, featuring attractive wall panelling and complementary tiling. Practical yet stylish, the space has been designed with ease of use and maintenance in mind.

Towards the rear of the property, the kitchen is both spacious and functional, fitted with a range of wood-effect wall and base units providing useful storage and workspace. There is ample room for essential appliances including a cooker, fridge and washing machine, while wood-effect flooring adds warmth and character. Multiple windows ensure the room remains naturally bright, and the combi boiler is conveniently housed within the kitchen.

A real highlight of this home is the impressive sunroom at the rear. Finished with distinctive wood-effect panelling, the room creates a wonderfully relaxed atmosphere. Whether used as a peaceful sitting room, entertaining

space, reading room or simply somewhere to unwind and enjoy the garden views, this versatile addition is sure to become a favourite part of the home.

Outside, the rear garden has been designed with easy living in mind, combining areas of low-maintenance wood decking with natural turf. The garden enjoys plenty of sunlight throughout the day while being enclosed to provide a good degree of privacy whilst keeping a spectacular view of the Tan Y Gopa Woods. A detached garage offers useful storage, while the charming summer house provides an additional versatile space that could be enjoyed as a hobby room, retreat or garden storage. Gated access to the front further enhances the practicality of the outdoor space.

Combining generous accommodation, a beautifully versatile sunroom, useful outbuildings and an easy-to-maintain garden, this charming bungalow offers a wonderful opportunity for those seeking comfortable single-storey living in a convenient and relaxed setting. Early viewing is highly recommended to appreciate the space and versatility on offer.

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 - as of 17-6-25

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

Lounge

17'7" x 11'3" (5.36 x 3.43)

Kitchen

9'10" x 8'9" (3.00 x 2.69)

Conservatory

14'9" x 10'5" (4.52 x 3.21)

Bedroom 1

13'3" x 11'3" (4.06 x 3.43)

Bedroom 2

10'6" x 8'10" (3.21 x 2.71)

Bathroom

6'2" x 5'5" (1.89 x 1.67)

Abergele

Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.



Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

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.

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.

