



TOTAL FLOOR AREA - 879 sq.ft. (81.6 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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**26 Coed Celyn, Abergele, LL22 7EN**  
**£217,500**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		86	66
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 26 Coed Celyn, Abergele, LL22 7EN

£217,500



## Tenure

Freehold

## Council Tax Band

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

## Property Description

Approached via a low-maintenance front garden laid with stone chippings and dotted with potted plants, the property also benefits from a hardstanding driveway providing ample off-road parking and leading to a single garage. Timber steps rise to the PVC front door, opening into a welcoming L-shaped hallway. Here, a useful storage cupboard and access to the fully boarded loft, complete with lighting and a drop-down ladder add excellent practicality.

The lounge is a bright and inviting space, finished with wood-effect laminate flooring and complemented by coved ceilings. A charming Art Deco-style fireplace with a stone surround and gas fire creates an attractive focal point, while the room offers ample space for comfortable seating and furnishings.

The kitchen has been tastefully updated, featuring sleek high-gloss handleless cabinetry paired with a stylish brick-effect tiled splashback. Dual-aspect windows allow plenty of natural light while framing delightful views towards Coed y Gopa woodland. Integrated appliances include an oven, gas hob and under-counter fridge, with plumbing available for a washing machine. A PVC door leads through to the conservatory.

The conservatory is a generous and versatile addition, designed for year-round use with its insulated roof. Currently utilised as a second reception room, it offers a peaceful space to relax while enjoying views across the garden and woodland beyond. Patio doors provide direct access to the rear garden, seamlessly blending indoor and outdoor living.

Both bedrooms are well-proportioned doubles. The

primary bedroom benefits from an extensive range of fitted wardrobes and drawers, offering excellent storage while maintaining a clean and uncluttered feel. The second bedroom is equally bright and spacious, with room for freestanding furniture and enhanced by coved ceilings.

The bathroom has been modernised to a high standard, featuring low-maintenance PVC panelled walls, a contemporary WC and wash basin, and a large walk-in shower cubicle complete with a rainfall shower head and separate handheld attachment. A chrome heated towel rail completes the space.

Externally, the south-facing rear garden is a true highlight, enjoying sunshine throughout the day and offering a lovely outlook towards the surrounding woodland. Thoughtfully arranged into three distinct areas, it includes a paved patio ideal for outdoor seating, a neat section of artificial turf, and stone-chipped areas incorporating flower beds. A well-established hedge and timber fencing provide privacy, while there is space for a timber shed. The garden also offers access to the garage via a side door, along with gated access to the driveway.

## 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 31-3-26

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

## Lounge

17'6 x 11'3 (5.33m x 3.43m)

## Kitchen

9'9 x 8'10 (2.97m x 2.69m)

## Conservatory

13' x 10'7 (3.96m x 3.23m)

## Bedroom 1

13'4 x 11'3 (4.06m x 3.43m)

## Bedroom 2

10'6 x 8'10 (3.20m x 2.69m)

## Shower Room

6'3 x 5'6 (1.91m x 1.68m)

## Garage

15'6 x 8' (4.72m x 2.44m)

## 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, 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.

