



P J B  
Prys Jones & Booth



# 1a Bryn Golau, Abergele, LL22 8LP

## £290,000

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Total area: approx. 102.3 sq. metres (1100.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(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 <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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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**Tenure**  
Freehold.

**Services**  
None of the services have been tested by the selling agents, however, it was noted that mains electricity, water and drainage are connected with ground source heating and solar panels.

**Description**  
Perched in an elevated position with breathtaking, uninterrupted views of the sea, this striking double-fronted split-level home offers a rare blend of Mediterranean charm and coastal tranquillity. Bathed in natural light thanks to expansive windows and thoughtfully placed skylights, the property has been designed to make the most of its awe-inspiring surroundings. As you step inside, a welcoming hallway with practical storage space and stairs leads you to the heart of the home.

The principal bedroom is a peaceful retreat, complete with built-in storage and a stylish en-suite shower room. A second generous double bedroom also features fitted storage, while the third double bedroom—set to the rear of the property—boasts direct access to the outdoors, perfect for guests or flexible use. A well-appointed family bathroom, positioned at the back of the home, completes the lower level.

Upstairs, the spacious open-plan living and dining area creates a warm and sociable

atmosphere, with a cosy log-burning stove at its heart and a wide opening to the kitchen—ideal for entertaining. The kitchen is well-equipped with a range of wall and base units, integrated appliances including an oven, grill, and dishwasher, and two large skylights that flood the space with light. The dining area enjoys panoramic sea views and flows seamlessly into a charming sunroom—perfect for morning coffee or quiet reading—with doors opening onto the rear garden.

Outside, the home continues to impress. To the front, a beautifully enclosed patio area with a pond offers a serene space for relaxing or alfresco dining. Steps lead up to a tiered garden where a delightful sun house awaits—a peaceful hideaway with its own balcony, perfectly positioned for enjoying a glass of wine as the sun sets over the sea.

The property also benefits a ground source heat pump and solar panels giving it a low C rating on the EPC meaning lower energy bills for the home owner.

**Council Tax Band**  
Band B. Average from 1.04.2025 £1,805.09

**Entrance Hall**

**Bedroom No: One**

**En-Suite Shower Room**

**Bedroom No: Two**

**Bedroom No: Three**

**Family Bathroom**

**First Floor**

**Living Room**  
19'11" x 12'9" (6.08m x 3.90m)

**Dining Area**  
12'0" x 9'9" (3.68m x 2.99m)

**Kitchen**

**Sun Room**  
10'0" x 5'7" (3.05m x 1.71m)

**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.

**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.

