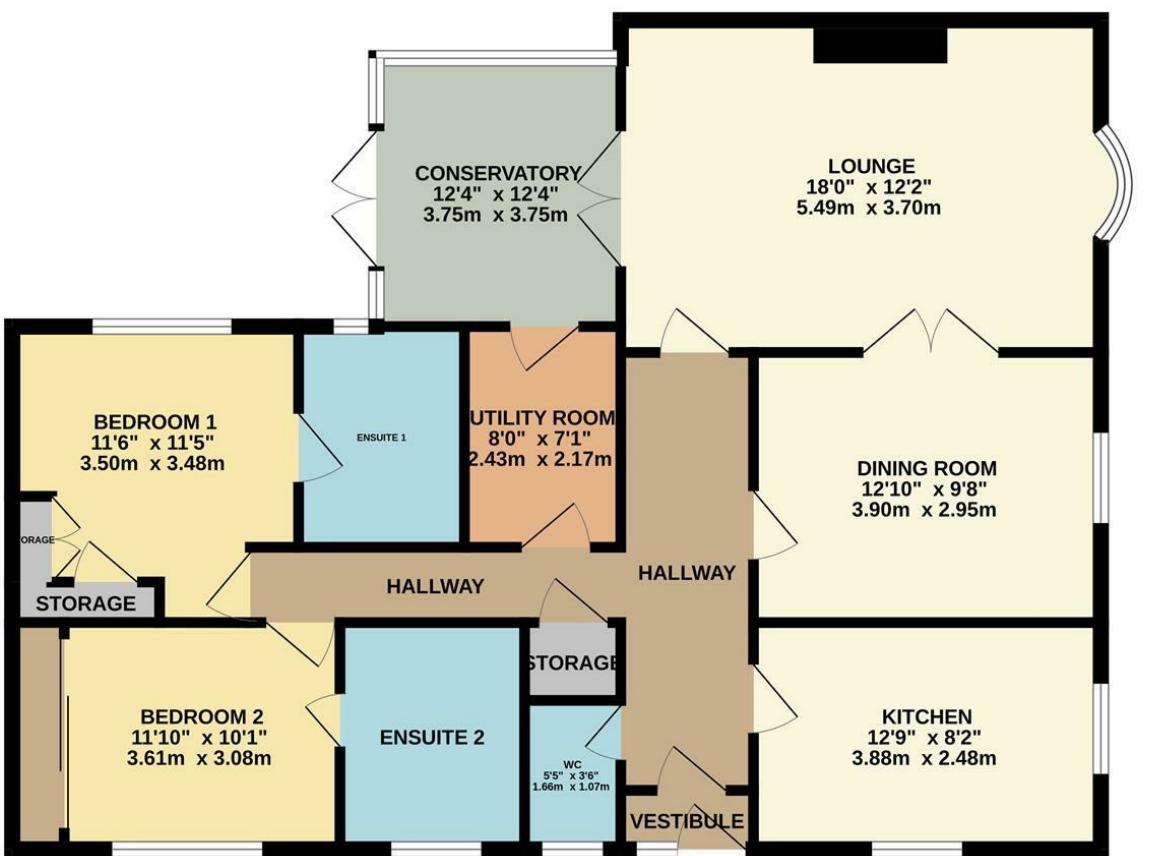




### GROUND FLOOR

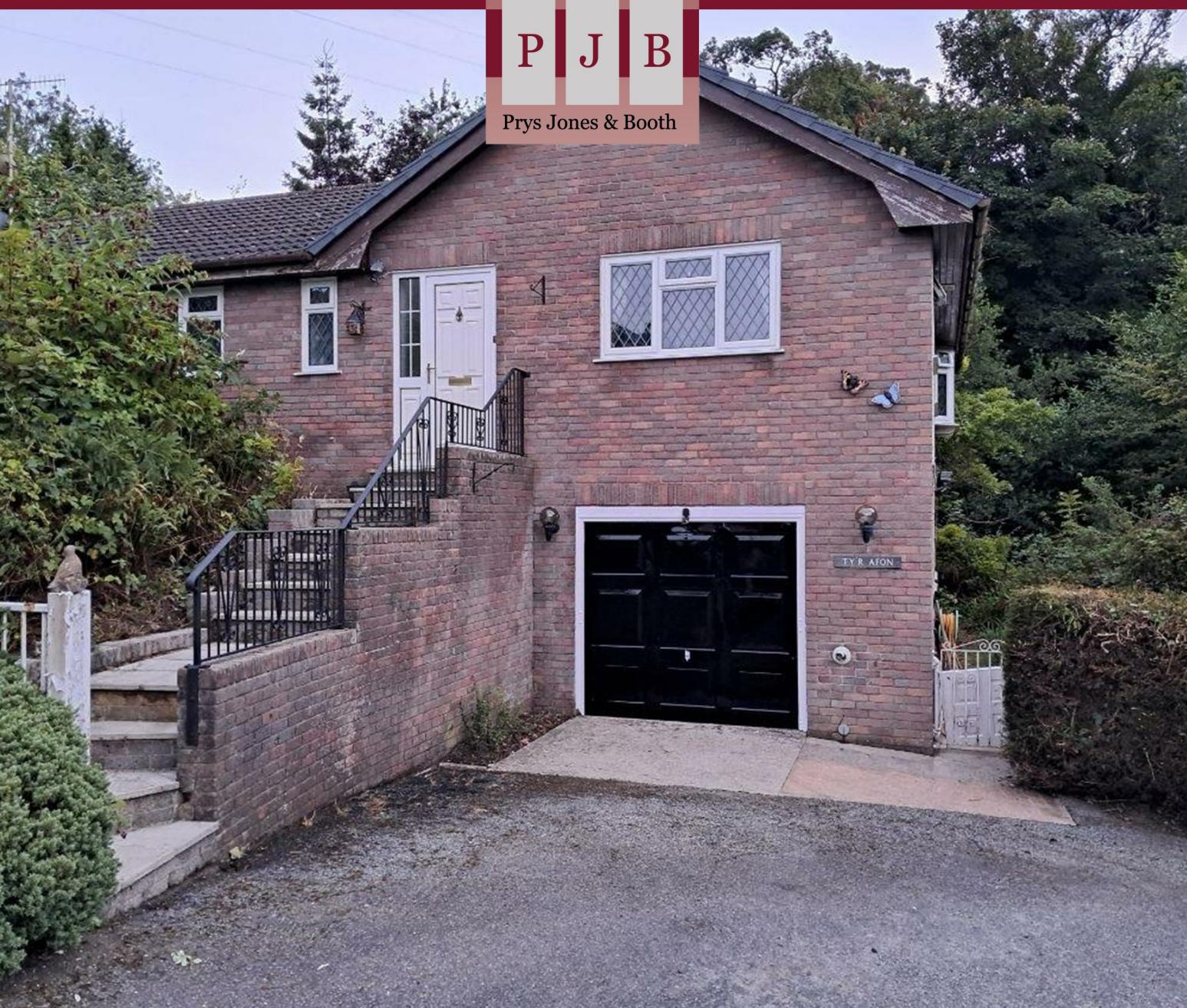


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	58	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	41	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(11-20) G		(11-20) 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.

P J B  
Prys Jones & Booth



**1 Cae Felin, Abergel, Betws Yn Rhos, LL22 8AZ**  
**£288,000**

2 bedrooms, 2 bathrooms, 2 reception rooms, E rating



# 1 Cae Felin, Abergel, Betws Yn Rhos, LL22 8AZ

£288,000



**Tenure**  
Freehold

## Council Tax Band

NA - No information is available on the local authority website, however the vendor informs us that the property is band - F with an average cost from 01-04-2024 of £

## Property Description

As you approach, paved steps bordered by a brick wall lead to the front door, which opens into a welcoming vestibule porch. From here, a glazed timber door guides you into a large T-shaped hallway. This inviting space offers access to a part-tiled WC, a practical utility room, a spacious linen cupboard, and the loft.

The well-proportioned lounge boasts coved ceilings and a striking brick fireplace, complete with a gas flame fire resting on a tiled hearth. A large bay window overlooks the side of the property, flooding the room with natural light and offering views of the nearby stream. At the far end of the lounge, double doors open into a spacious conservatory serving as an additional reception area.

The dining room offers ample space for a dining table and chairs, or it could easily be transformed into a third bedroom by adding a partition wall where the dining area adjoins the lounge.

The kitchen is fitted with a selection of hardwood timber wall and base units, complemented by a tiled splashback. Integrated appliances include a double electric oven with grill, an electric hob, an integrated fridge, and a stainless-steel sink, making it a practical and functional space for cooking.

The utility room, featuring 1970s-style cabinets, provides additional storage solutions and has plumbing and power for both a washing machine and dryer, adding convenience to your daily routine.

Both double bedrooms are generously sized and come with

fitted wardrobes and ensuite shower rooms. One of the ensuites has been recently modernised with a contemporary design, featuring a clear glass shower cubicle, hand wash basin, and WC. The second ensuite, while more traditional in style, offers a shower cubicle, bath, WC, and hand wash basin.

The garden wraps around the property, offering a multi-aspect layout that captures sunlight throughout the day and into the evening. From the conservatory, double doors open onto a spacious block-paved patio area, perfect for alfresco dining. A sloping paved pathway leads down towards the stream, bordered by soil areas that could easily be transformed into lush lawns or vibrant flower beds. A quaint timber bridge crosses the stream, with the boundary of the property finishing, as outlined in the land registry title deeds, beyond the bridge.

Beneath the property is a large garage/store. While accessible via a single garage door, the space opens up to accommodate the size of a double garage, offering plenty of room for a workshop or additional storage. Equipped with power and an electric-controlled up-and-over door, it provides ample space for all your needs.

This property is located in a quiet residential cul-de-sac within the sought-after semi-rural village of Betws-Yn-Rhos. The village itself offers a convenience store, an 18-hole golf course, a local pub, and an infant/primary school. The nearby town of Abergel is just a 10-minute drive away, providing access to a wider range of amenities, while the A55 Expressway is only 4.7 miles away, making commuting along the North Wales coast convenient and straightforward.

This bungalow offers the perfect blend of rural tranquillity and modern living, with beautiful surroundings and a welcoming community.

## Services

It is believed the property is connected to mains electric, water and sewage services although we recommend you

confirm this with your solicitor.

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

## Lounge

18'0" x 12'1" (5.49 x 3.70)

## Dining Room

12'9" x 9'8" (3.90 x 2.95)

## Kitchen

12'8" x 8'1" (3.88 x 2.48)

## Utility Room

7'11" x 7'1" (2.43 x 2.17)

## Bedroom 1

11'5" x 11'5" (3.5 x 3.48)

## Bedroom 2

11'10" x 10'1" (3.61 x 3.08)

## 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.

## 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.

