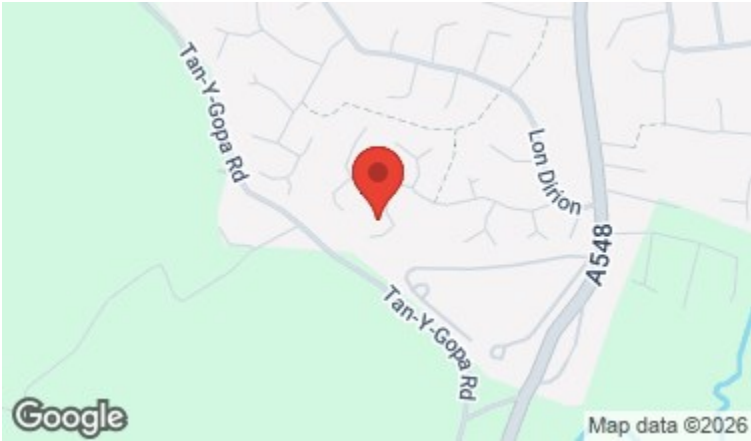
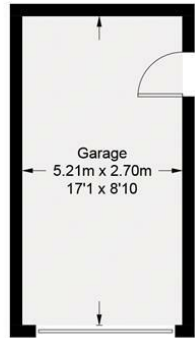




11 Plas Y Bryn, Abergele, LL22 8QP

Approximate Gross Internal Area = 66.6 sq m / 717 sq ft
Garage = 14 sq m / 151 sq ft
Total = 80.6 sq m / 868 sq ft



(Not Shown In Actual
Location / Orientation)

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 © (ID1192607)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(81-91) A		
(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			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC	86	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.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk



11 Plas Y Bryn, Abergele, LL22 8QP
£242,000



11 Plas Y Bryn, Abergele, LL22 8QP

£242,000



Tenure

Freehold

Council Tax Band

Band - D - Average from 01-04-2025 £2,320.83
(www.conwy.gov.uk)

Property Description

Approached via a generous hardstanding driveway, there's ample off-road parking for multiple vehicles. A block-paved path runs alongside the neatly lawned front garden, which is centred around a stone-chipped feature bed.

A welcoming open canopy porch shelters the timber-framed glazed front door, which, along with its side panel, allows natural light to flood the entrance hall. Inside, you'll find wood-effect flooring that flows throughout much of the property, along with a mirrored coat cupboard.

The lounge is a spacious and light-filled retreat, with coved ceilings adding to its charm. A gas flame fireplace framed by a marble hearth and surround forms a cosy focal point. The lounge flows seamlessly into the dining area, which has been extended to create a more generous space, with glazed double doors and side panels leading out onto the patio—ideal for indoor-outdoor living.

Just off the dining space is the contemporary kitchen, fitted with a tasteful mix of wall and base units, finished with composite worktops and tiled splashbacks. Integrated appliances include an electric oven, hob with extractor, fridge freezer, and slimline dishwasher. There's also plumbing and space for a washing machine, making this kitchen as practical as it is stylish.

A second hallway leads to the sleeping accommodation and provides access to the loft, which is accessible via a pull down ladder, is partially boarded and fitted with lighting—ideal for additional storage.

The primary bedroom is a bright and spacious double room with dual-aspect windows, one of which frames a peaceful

view of the rear garden. There's a fitted dressing table, along with a combination of panelled and mirrored fitted wardrobes offering ample storage.

The second bedroom is another well-sized double room with its own lovely view of the garden and woodland beyond. This room also benefits from a fitted wardrobe, overhead storage, and the added convenience of a partially tiled en-suite WC with hand basin, extractor fan and electric shaver outlet.

The main bathroom has been thoughtfully adapted into a modern wet room, featuring a sealed floor and power shower with extractor fan and curtain enclosure. Additional features include a high-level WC, hand wash basin, chrome heated towel rail, electric shaver outlet and a cupboard housing the central heating boiler and ideal for storing cleaning essentials.

Step through the dining room's double doors into the sun-drenched rear garden, which starts with a raised paved patio bordered by colourful raised flowerbeds. A path leads to the side gate and a the single garage accessible via a side door—fitted with power, a work bench & shelving and accessed via a manual up-and-over door.

The garden continues to impress with a charming rockery section brimming with mature plants, and a three-tiered landscaped area to the rear. Each level features thoughtfully maintained flowerbeds, culminating in a generous patio on the top tier where you'll find a timber shed (included in the sale). The garden is enclosed by secure timber fencing and mature shrubs and enjoys a glorious south-facing aspect—perfect for gardeners, sunseekers, or evening drinks in a peaceful setting.

This delightful home combines comfort, practicality, and outdoor appeal in equal measure—making it a fantastic opportunity for those seeking a serene lifestyle close to nature.

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 14-4-25

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

Lounge

16'8" x 11'0" (5.09 x 3.37)

Dining Area

12'7" x 8'11" (3.85 x 2.74)

Bedroom 1

15'9" x 8'5" (4.81 x 2.58)

Bedroom 2

12'5" x 8'11" (3.81 x 2.72)

Garage

17'1" x 8'10" (5.21 x 2.70)



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 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.

