



P J B
Prys Jones & Booth



GROUND FLOOR
1136 sq.ft. (105.5 sq.m.) approx.

1ST FLOOR
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 2127 sq.ft. (197.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	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.

10 Llys Y Dderwen, Abergele, LL22 8AQ

£475,000

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Tenure
Freehold.

Council Tax
Band G. Average from 01.04.2026 £4,121.37

Property Description
With no onward chain is this detached executive five double bedroomed house situated in the corner of this cul-de-sac on a large plot with good size rear garden and ample off road parking to the front on a brick paved and tarmacadam drive.

A covered entrance door leads to spacious and bright entrance hall with having stairs to the first floor landing.

The lounge is spacious and bright with sliding patio doors leading to the rear garden area allowing in maximum natural light, a set of double time and glass doors lead to the dining room which is open to the kitchen with a wide range of wall and base units, tiled floor, space for a range cooker, dishwasher and fridge freezer. Most of the kitchen space is saved by the convenient utility which has a space for a washing machine and dryer with a door leading to the side of the property.

There is also a downstairs WC and a useful playroom which would lends itself for other uses such as a home office.

To the first floor there is a spacious landing with storage and airing cupboard.

The master bedroom is of an impressive size with fitted wardrobes having shelving and hanging rails, a spacious en-suite shower room boasts a walk in shower with a rain shower and hand held shower, WC and wash hand basin.

The second bedroom being a large double also has an en-suite shower room.

Three further double bedrooms are great sizes and the family bathroom is stunning with a walk in shower, bath,

WC and wash hand basin.

The rear garden has been well thought out to provide a low maintenance modern living lifestyle having Astro turf and a large covered decked seating area for outside dining and entertaining.

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.

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

Entrance Hall

Living Room
12'10" x 22'6" (3.93m x 6.87m)

Dining Room
10'9" x 10'6" (3.28m x 3.22m)

Kitchen
11'10" x 10'6" (3.62m x 3.21m)

Utility
8'4" x 6'2" (2.55m x 1.88m)

Cloaks Room

Play Room
16'2" x 8'4" (4.93m x 2.56m)

First Floor

Bedroom No: One
15'10" x 13'5" (4.83m x 4.11m)

En-Suite
7'0" x 9'3" (2.15m x 2.83m)

Bedroom No: Two
12'11" x 11'8" (3.94m x 3.56m)

En-Suite

Bedroom No: Three
3.93m x 3.35m

Bedroom No: Four
9'4" x 9'6" (2.87m x 2.92m)

Bedroom No: Five
13'5" x 6'6" (4.09m x 1.99m)

Family Bathroom
10'10" x 7'5" (3.31m x 2.27m)

Double Garage
17'7" x 16'5" (5.37m x 5.02m)

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.

