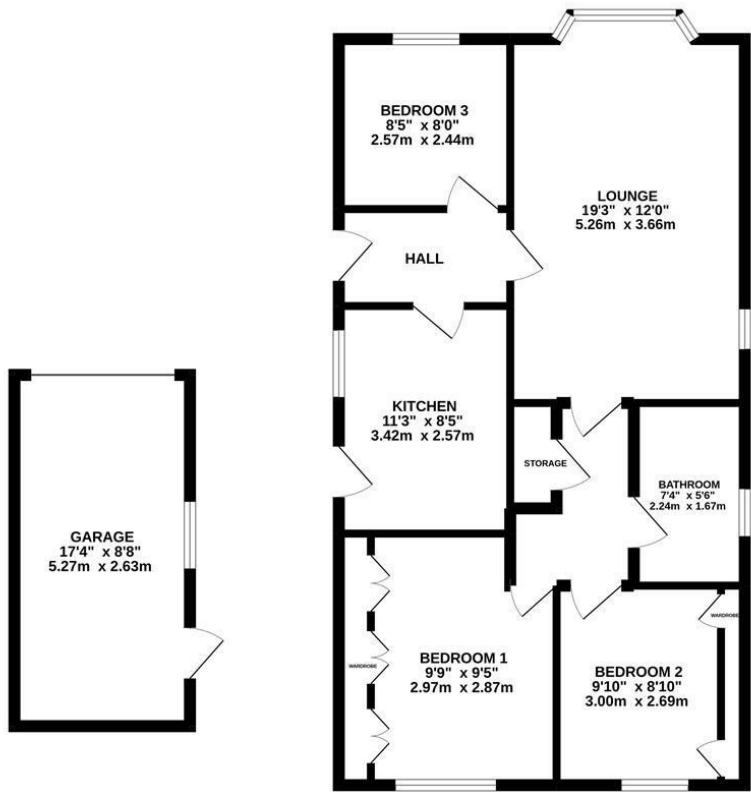


GROUND FLOOR
849 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given to their operability or efficiency can be given.
Made with Miroplan C2022

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 plus) A		87	(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 ₂ 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.

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

P J B

Prys Jones & Booth



37 Ffordd Tan'r Allt, Abergele, LL22 7DQ

Offers in the region of £300,000



37 Ffordd Tan'r Allt, Abergele, LL22 7DQ

Offers in the region of £300,000



Tenure
Freehold

Council Tax Band
D - Average £1,803.14

Property Description

This attractive property welcomes you through a composite double-glazed door into a bright and inviting entrance hall. From here, the spacious lounge immediately impresses with its bay window framing uninterrupted views of the picturesque Coed Y Gopa Woodlands. A contemporary fireplace provides a stylish focal point, making this a perfect space to relax and unwind.

The modern kitchen is fitted with an excellent range of wall and floor-mounted units, complete with sleek under-unit downlighting. Integrated appliances include an electric oven and a four-burner induction hob with a glass splashback, adding both practicality and style. A side door provides direct access to the rear garden, creating a natural flow between indoor and outdoor living.

There are two well-proportioned double bedrooms to the rear, both enhanced by fitted wardrobes and pleasant garden views. To the front, a versatile third bedroom enjoys woodland outlooks and could serve equally well as a home office or dining room.

The bathroom has been designed with a modern feel, featuring partial tiling, a large walk-in shower with rainfall head and glass screen, and a contemporary vanity unit housing the wash basin and WC.

Outside, the front garden is laid to lawn and bordered with well-tended shrubs and flower beds, while the driveway provides ample off-road parking and leads to a single garage with power, lighting, and plumbing for appliances.

The rear garden is a true highlight—enjoying a high degree of privacy, it is laid to lawn with a patio area, decked terrace, and an impressive summer house fitted with power and a TV aerial, ideal for entertaining or relaxing year-round. Loft access is available from the second hallway, offering useful storage potential.

Additional benefits include gas central heating via a combi boiler and double glazing throughout.

One of the property’s standout features is undoubtedly its location. With beautiful views across Coed Y Gopa Woodlands and surrounded by homes of a similar style, it enjoys a setting that blends both community and nature. Just a stone’s throw from Abergele Golf Club and the scenic Tan y Gopa Woodlands—perfect for walking enthusiasts—it also lies close to the now world-famous Gwrych Castle, known for hosting I’m a Celebrity... Get Me Out of Here! Abergele town centre is only a short 10-minute walk away, offering a wide selection of shops, cafés, gastro pubs and everyday amenities. The award-winning Pensarn Beach and the charming Pentre Mawr Park are also within easy reach, while the A55 Expressway is just minutes from the doorstep, providing superb connections along the North Wales coast.

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 1-10-25

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

Lounge
19'3 x 12'0 (5.87m x 3.66m)

Kitchen
11'3 x 8'5 (3.43m x 2.57m)

Bedroom 1
9'9 x 9'5 (2.97m x 2.87m)

Bedroom 2
9'10 x 8'10 (3.00m x 2.69m)

Bedroom 3
8'5 x 8'0 (2.57m x 2.44m)

Bathroom
7'4 x 5'6 (2.24m x 1.68m)

Garage
17'4 x 8'8 (5.28m x 2.64m)

Abergele
Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)



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, 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 Abergele high street ever since.

