



**29 Coed Bedw, Abergele, LL22 7EH**  
**£200,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	79	A	A
64	79	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

England & Wales EU Directive 2002/91/EC

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£200,000



**Tenure**  
Freehold

**Council Tax Band**  
Band - C - Average from 01-04-2026 £2,198.07

**Property Description**  
The property is approached via a hardstanding driveway edged with brick, providing off-road parking for multiple vehicles and leading to a single garage with manual up-and-over door and power supply. The brick and render façade is complemented by a low-maintenance front garden laid with stone chippings and punctuated with small shrubs for added interest.

A PVC entrance door with double-glazed insert opens into a porch with slate-effect tiled flooring and part-tiled walls. A timber glazed door leads through to the hallway, which is finished with wood-effect laminate flooring and offers a useful storage cupboard concealing the boiler. Loft access is available via a drop-down hatch, with the loft part-boarded and insulated.

The lounge is a generous and inviting space, featuring coved ceilings and tasteful décor. A gas flame fire with stone surround and hearth provides a focal point, while an alcove offers room for a sideboard or dining set. From here, there are delightful views towards Gwrych Castle and the wooded slopes of Coed y Gopa, adding a scenic backdrop to everyday living.

The kitchen is bright and airy thanks to dual-aspect windows. Fitted with shaker-style wood-effect wall and base units, tiled splashbacks and LED strip lighting, it combines style and practicality. Integrated appliances include an electric double oven and grill with four-ring gas hob, while plumbing is in place for a washing machine and there is space for an under-counter fridge.

To the rear, the conservatory offers a pleasant additional reception space with laminate flooring, a glass roof and garden views. With power sockets installed, it serves

perfectly as a seating area, hobby room or informal dining space, opening directly onto the garden.

The rear garden is a particular highlight — generous in size and designed for ease of maintenance. Enjoying a south-easterly aspect, it features a decked terrace sheltered by a gazebo, ideal for outdoor dining. The garden is predominantly laid with stone chippings and paved stepping stones, centred around a patio area suitable for outdoor furniture. A large raised flower bed adds colour and structure, while established shrubs to the rear provide privacy. The garden is fully enclosed by timber fencing and offers space for a timber shed.

The primary bedroom is a spacious double overlooking the rear garden, complete with wood-effect laminate flooring and a handy storage cupboard. The second bedroom, also a double and currently utilised as a dining room, features coved ceilings, a decorative ceiling rose and enjoys the same attractive views towards Gwrych Castle and Coed y Gopa woodland.

The bathroom is stylishly appointed with a fully tiled white suite, comprising a low-level walk-in shower cubicle with clear glass screen and electric shower, a hand basin with storage beneath and WC incorporated within a contemporary vanity unit. Recessed lighting completes the modern finish.

The property further benefits from gas central heating and double glazing throughout.

This is a superb opportunity to acquire a modern, low-maintenance bungalow with a generous garden and picturesque outlook, all within a sought-after and convenient location.

**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.

Full fibre broadband is available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 02-03-2026.

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

**Lounge**  
17'6" x 12'0" (5.35 x 3.67)

**Kitchen**  
9'10" x 8'9" (3.00 x 2.69)

**Conservatory**  
8'7" x 6'2" (2.62 x 1.89)

**Bedroom 1**  
13'4" x 12'0" (4.07 x 3.66)

**Bedroom 2**  
10'7" x 8'10" (3.25 x 2.71)

**Bathroom**  
6'3" x 5'5" (1.92 x 1.67)

**Garage**  
15'6" x 8'4" (4.73 x 2.56)



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Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

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