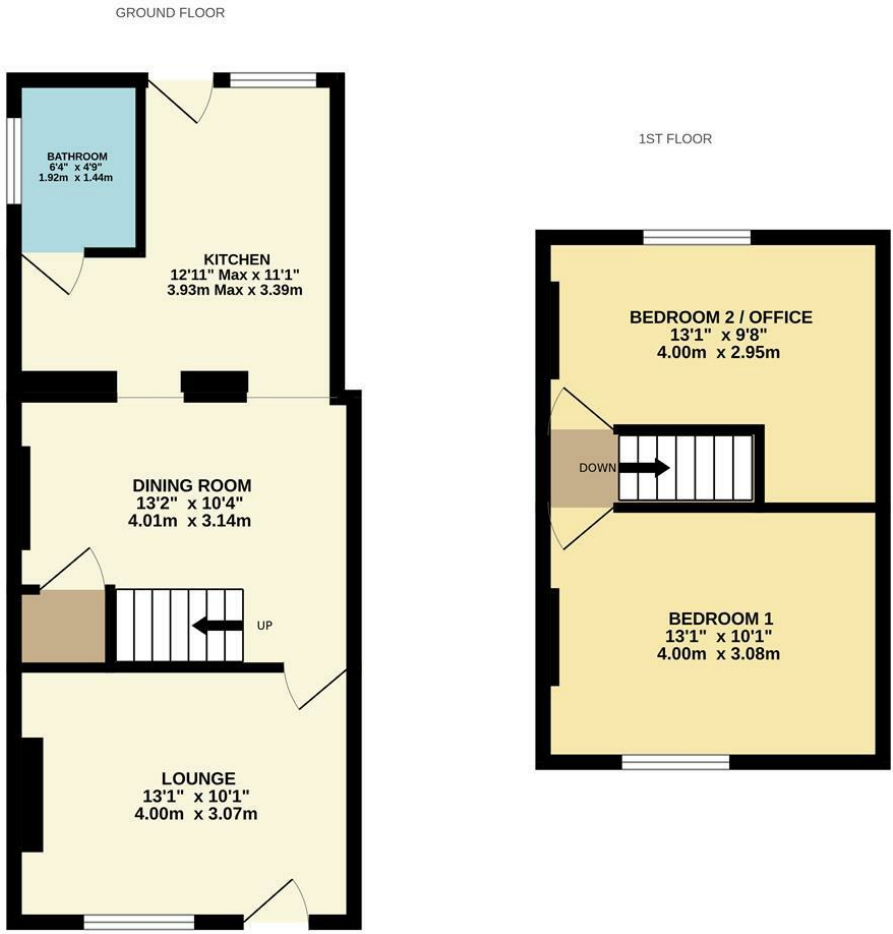
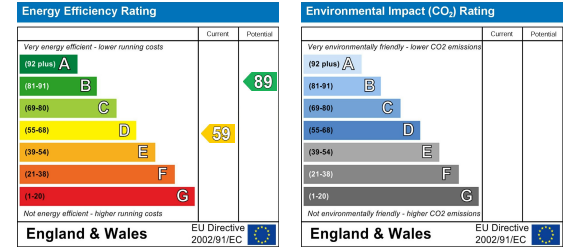




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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1 Bryntirion Terrace, Abergele, LL22 7BG  
£159,950



# 1 Bryntirion Terrace, Abergele, LL22 7BG

## £159,950



### Tenure

Freehold

### Council Tax band

Band - B - Average from 01-04-2026 £1,923.30

### Property Description

Entering through the UPVC rear door, you are welcomed into a stylish and well-appointed kitchen, thoughtfully designed with a range of contemporary wall and base units complemented by wood-effect worktops. Natural light pours in through the overhead skylight, creating a bright and airy atmosphere, while the kitchen also benefits from an electric oven with electric hob, space for a freestanding fridge freezer and washing machine, and houses the gas combi boiler. An attractive exposed brick archway provides a seamless flow into the dining room, adding both character and charm.

Off the kitchen is the bathroom which has been tastefully finished with stylish slate-effect tiled flooring, a combination of tiled and plastered walls, and comprises a bath with an overhead shower, WC and wash hand basin, offering both practicality and comfort.

The dining room offers an excellent space for family meals and entertaining, with attractive laminate wood flooring and ample room for a large dining table. A generous understairs storage cupboard provides practical everyday storage, while the original fireplace has been thoughtfully opened up to create a striking feature, enhancing the room's period appeal.

Flowing through to the lounge, you'll discover a cosy yet spacious retreat featuring laminate flooring, smooth plastered walls and a stunning exposed brick fireplace with a timber mantle and slate hearth. An electric log burner-style fire creates a welcoming focal point. A connection for a log burner are still in place. A UPVC door opens directly onto the front garden, allowing natural light to flood the room.

Upstairs, the property continues to impress with two generously proportioned bedrooms. The principal bedroom is a spacious double, boasting high ceilings, attractive plastered walls and a charming feature fireplace with an exposed brick surround, creating a room full of warmth and character. The second bedroom is currently utilised as a home office but offers

excellent flexibility as a guest bedroom, nursery or hobby room. Bright and airy, it too benefits from its own attractive feature fireplace, continuing the home's characterful theme.

Outside, the front garden provides a welcoming first impression with its neatly maintained lawn bordered by timber edging and colourful flower beds. To the rear, the enclosed garden has been thoughtfully designed for ease of maintenance while providing a variety of outdoor spaces to enjoy. A lawned section is separated by timber fencing, leading to a delightful slate-paved seating area complete with raised flower beds, a log store and dedicated bin storage, creating the perfect setting for relaxing or entertaining outdoors.

Beautifully presented throughout and ideally positioned within easy walking distance of local amenities, shops and transport links, this charming end-terrace home offers an exceptional opportunity for first-time buyers, downsizers or investors looking for a property that combines modern living with timeless character.

### 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 24-1-26

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

### Lounge

13'1" x 10'0" (4.00m x 3.07m)

### Dining Room

13'1" x 10'3" (4.01m x 3.14m)

### Kitchen

12'10" max x 11'1" (3.93m max x 3.39m)

### Bathroom

4'8" x 6'3" (1.44m x 1.92m)

### Bedroom 1

13'1" x 10'1" (4.00m x 3.08m )

### Bedroom 2

13'1" x 9'8" (4.00m x 2.95m)

### 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)



### 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.

### 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.

