



## 10 Llys Glyndwr, Towyn, Abergel, LL22 9PA

Approximate Gross Internal Area = 61.6 sq m / 663 sq ft  
 Shed = 12 sq m / 129 sq ft  
 Total = 73.6 sq m / 792 sq ft



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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	73	Very environmentally friendly - lower CO <sub>2</sub> emissions (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	
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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.



Prys Jones & Booth



**10 Llys Glyndwr, Abergel, LL22 9PA  
Offers over £175,000**



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Offers over £175,000



## Tenure

Freehold

## Council Tax Band

Band - C - Average from 01-04-2025 £2,062.96

## Property Description

The property is approached via a hardstanding driveway providing off-road parking, with timber gates opening to a side driveway and covered carport, offering plenty of space for multiple vehicles. The front garden is neatly designed with a paved patio bordered by well-tended flowerbeds, creating a welcoming first impression.

A small step leads to the entrance porch, a handy spot for coats and shoes, where you'll also find the meter boxes. From here, step into a bright and spacious lounge, filled with natural light from a large PVC window. A feature chimney breast with a recessed flame-effect electric fireplace adds a cosy focal point, while the generous floor area provides ample space for both lounge and dining furniture.

The kitchen has been fitted in a modern, contemporary style, offering a range of wall and base units with tiled flooring and a stylish tile splashback. Integrated appliances include a double gas oven, four-ring gas hob, and slimline dishwasher, alongside a stainless steel sink with drainer. There's also space for a freestanding fridge freezer and washing appliance, while the boiler is conveniently located here too.

From the lounge, an inner hallway provides access to a useful storage cupboard housing the water tank and leads to the bedrooms and bathroom.

The primary bedroom is a spacious double overlooking the rear garden — a peaceful retreat with plenty of space for freestanding bedroom furniture. The second bedroom is also a comfortable double, complete with fitted wardrobes with sliding doors, shelving, and hanging rails. From this room, sliding PVC glazed doors open into the conservatory,

a charming additional living space that enjoys lovely views of the garden and is perfect for relaxing with a morning coffee or evening book.

The bathroom is fully tiled and well-presented, fitted with a shower cubicle with electric shower, WC, hand wash basin, and a combined radiator and towel rail for added comfort.

Outside, the rear garden is beautifully maintained, with a neat lawn bordered by well-established flowerbeds and enclosed by timber fencing for privacy. The south-facing aspect ensures sunshine throughout the day, making it the perfect space to unwind or entertain outdoors. A timber shed provides practical storage for garden tools or outdoor furniture.

This charming bungalow is well-presented throughout and would make a fantastic home for those seeking easy, single-level living in a peaceful yet convenient location.

## Notice To Purchasers

The property is being sold subject to the Grant of Probate. The solicitors are currently arranging for the Inheritance Tax payment to be made during the week commencing 10th November. Once HMRC has processed the return (typically within four weeks) this will allow the probate application to be submitted via the online portal. Grant of probate is expected to follow shortly thereafter, and completion can take place once probate has been formally granted.

## 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](http://www.openreach.com/fibre-checker) - as of 22-10-25

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

## Lounge

16'9" x 9'11" (5.11 x 3.04)

## Kitchen

14'0" x 8'0" (4.27 x 2.45)

## Bedroom 1

12'6" x 10'11" (3.82 x 3.34)

## Bedroom 2

9'3" x 8'11" (2.84 x 2.72)

## 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.

## Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergel offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergel, 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 Abergel high street ever since.

