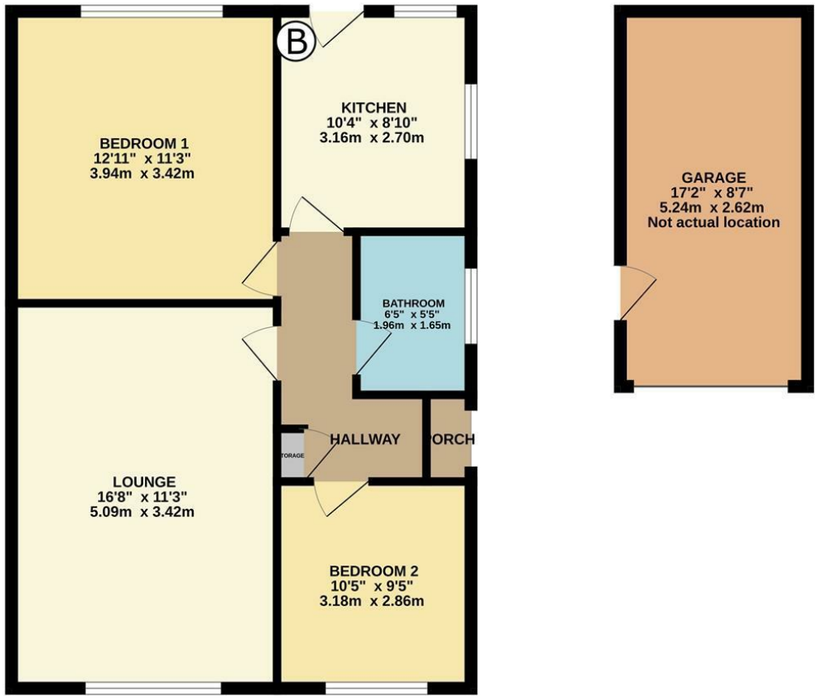
GROUND FLOOR




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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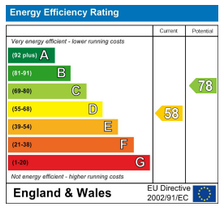


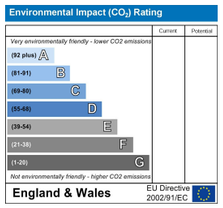


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P J B
Prys Jones & Booth

# 43 Coed Bedw, Abergele, LL22 7EH
## £215,000

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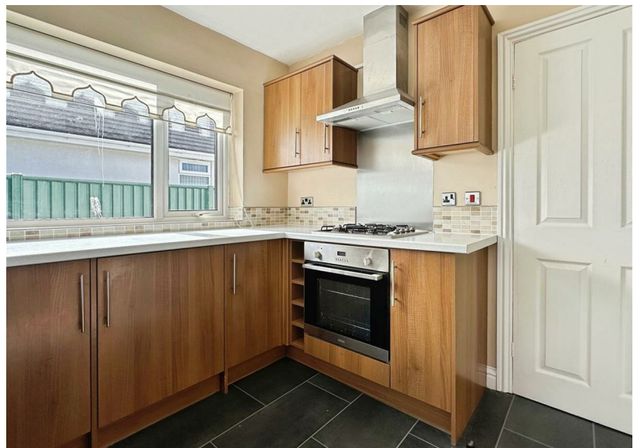

# 43 Coed Bedw, Abergele, LL22 7EH
# £215,000

## Tenure
Freehold

## Council Tax Band
Band - D - Average from 01-04-2026 £2,472.82

## Property Description
The home is approached via a hardstanding driveway providing off-road parking for multiple vehicles. The front elevation features a combination of rendered and brick finishes, complemented by a neatly maintained lawned garden with a decorative stone-chipped strip and established shrubs. An open porch with traditional quarry tiling creates a welcoming first impression.

A PVC front door opens into the entrance hallway, which is fitted with carpeting and offers access to the loft space along with a useful storage cupboard, providing practical everyday functionality.

The lounge is a generously proportioned and light-filled room, enhanced by a large picture window framing pleasant views across Coed y Gopa woodland. Coved ceilings add a touch of character, while the chimney breast with wall-mounted electric fire provides a focal point and a cosy atmosphere. There is ample space to accommodate a full range of lounge furniture.

The kitchen is well laid out and fitted with wood-effect wall and base units, complemented by tiled splashbacks and a stainless-steel sink and a half. Integrated appliances include an electric oven and four-ring gas hob with extractor hood, while the Worcester boiler is neatly concealed within a cupboard. Dual-aspect windows allow plenty of natural light, and there is space and plumbing for a washing appliance. A breakfast bar provides a casual dining option, and a PVC door opens directly onto the rear garden.

Both bedrooms are well-proportioned double rooms. The principal bedroom enjoys a peaceful outlook over the rear garden and offers ample space for freestanding furniture. The second bedroom also accommodates a double bed comfortably and benefits from attractive views towards the woodland.

The bathroom is fully tiled, comprising a low-level WC, hand wash basin and a P-shaped bathtub with a glass shower screen and overhead shower fed from a mixer tap. A chrome heated towel rail completes the space.

To the rear, the garden has been thoughtfully arranged with a slate-effect paved patio area ideal for outdoor seating. Timber sleeper steps lead up to a tiered lawned section, all enclosed by timber fencing for privacy. The garden enjoys pleasant woodland views and benefits from a timber gate providing access back onto the driveway. A side door leads into the single garage, and a small canopy sits above the rear door.

Set within a peaceful residential cul-de-sac of similar properties, the location is highly convenient. Abergele town centre is within walking distance and offers a range of shops, cafés, a supermarket, library, butchers and leisure centre. Pentre Mawr Parc and Pensarn Beach are just a short drive away, while the A55 expressway provides excellent links 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.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 17-1-26.

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

## Lounge
16'8" x 11'2" (5.09 x 3.42)

## Kitchen
10'4" x 8'10" (3.16 x 2.70)

## Bedroom 1
12'11" x 11'2" (3.94 x 3.42)

## Bedroom 2
10'5" x 9'4" (3.18 x 2.86)

## Bathroom
6'5" x 5'4" (1.96 x 1.65)

## Garage
17'2" x 8'7" (5.24 x 2.62)

## 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.