



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	84	(81-91) B	
(69-80) C	70	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) 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

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**6 Heol Heddwch, Abergele, LL22 7UF**  
Offers in the region of £275,000



# 6 Heol Heddwch, Abergel, LL22 7UF

## Offers in the region of £275,000



### Tenure

Freehold

### Council Tax Band

E - Average from 01-04-2026 £2,836.57

### Property Description

The property is approached via a hardstanding driveway providing off-road parking for up to three vehicles. Neatly manicured lawns frame the frontage, with paved pathways running to either side of the property and leading to the front entrance. The bungalow occupies a particularly desirable plot within the cul-de-sac — one specifically chosen by the vendors when the property was built in 1975, owing to its favourable position and outlook.

A timber glazed door opens into a particularly spacious and welcoming entrance hall. The entrance hall is laid with carpet and features a fitted radiator along with three separate built-in storage cupboards, offering excellent practicality. Access to the loft space is also located here, providing additional storage potential.

The main living space is a uniquely designed, 'U'-shaped lounge and dining room, enjoying multi-aspect views to the front and side of the property. A central chimney breast divides the two areas and is fitted with a gas fireplace, creating a natural focal point. Coved ceilings and multiple power points add both character and functionality, making this a versatile and comfortable space for everyday living and entertaining.

The kitchen is fitted with a range of modern wall and base units, complemented by brushed steel handles, tiled splashbacks and vinyl flooring in a tiled design. There is ample room for a variety of freestanding appliances, while a useful storage cupboard adds further practicality. A PVC door with a double-glazed insert opens directly onto the rear garden, allowing easy access to outdoor space.

Bedroom one is an impressively sized room with multi-aspect windows overlooking the rear garden and woodland beyond. The generous proportions reflect the property's original design as a three-bedroom bungalow; the current layout results from the vendor's requesting that the planned partition wall not be installed. As a result, the room benefits from two internal doors

and offers exciting flexibility. The space could be partitioned as two separate bedrooms if desired, or alternatively adapted for other uses — for example, as a spacious lounge with potential for patio doors opening onto the garden, or even as a base for a conservatory addition — all subject to the necessary planning and building consents.

Bedroom two is a well-proportioned double room, equally suited as a bedroom or home workspace, again enjoying pleasant garden views and ample space for freestanding furniture.

The bathroom is fully tiled and retains a retro style, fitted with a bathtub and above-bath shower, hand wash basin, shaver point and towel rail. A separate WC, finished in the same design, adds convenience for daily living. There is clear scope, if desired, to combine the bathroom and WC into one larger family bathroom, subject to any required approvals.

The rear garden is a particular highlight of the property. A large paved patio area is bordered by mature shrubbery and enclosed with a blend of timber fencing, creating an ideal space for outdoor dining. Beyond the patio lies a generous, well-maintained lawn, dotted with established trees and enjoying a sunny south-west facing aspect — a key reason the plot was originally selected by the family. To the rear of the garden is space for a timber shed, while a paved pathway runs alongside the property, leading to a timber gate opening onto the front. A rear door also provides direct access into the single garage.

The property benefits from gas central heating, with the boiler housed neatly within one of the internal storage cupboards, along with double glazing throughout.

In addition to its current layout, the bungalow offers notable potential for future development (subject to planning permission). Neighbouring properties of the same original design have successfully added first-floor accommodation, indicating the possibility of similar expansion here, should a buyer wish to explore it.

Located in a peaceful cul-de-sac, the bungalow offers excellent accessibility on foot to the town centre, which provides a wide range of amenities including cafés, gastro pubs, a florist, butcher, leisure centre and a well-regarded supermarket. The beach, coastal path and local park are also just a short stroll

away, making this an ideal home for those seeking both tranquillity and convenience.

Given its original three-bedroom design and the flexibility of the current layout, the property may appeal to buyers seeking either a two- or three-bedroom bungalow, depending on their needs.

### 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 to the cabinet broadband is available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 28-1-26.

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

### Lounge

15'5" x 10'10" (4.72 x 3.31)

### Dining Room

10'9" x 10'3" (3.28 x 3.14)

### Kitchen

11'5" x 10'4" (3.48 x 3.17)

### Bedroom 1

17'6" x 16'5" max (5.35 x 5.02 max)

**Bedroom 2**  
10'8" x 6'11" (3.27 x 2.11)

**Bathroom**  
7'6" x 5'1" (2.31 x 1.57)

**WC**  
7'6" x 5'1" (2.30 x 1.57)

**Garage**  
17'10" x 8'2" (5.46 x 2.51)

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

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