

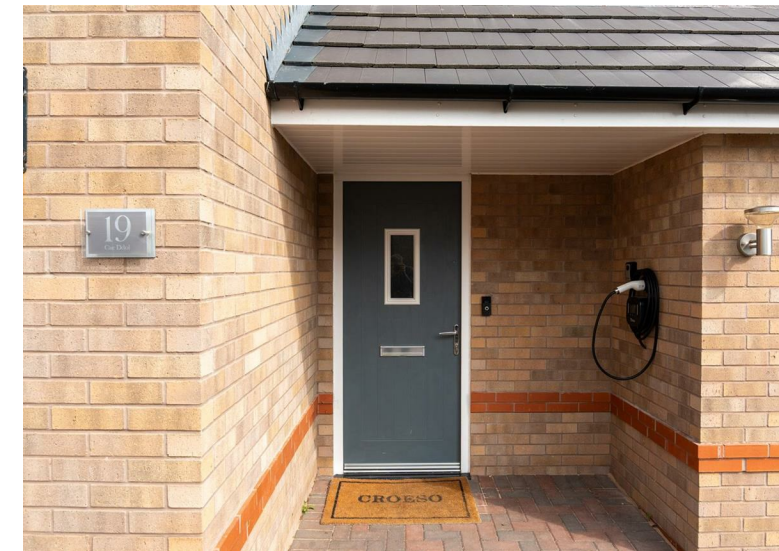
TOTAL FLOOR AREA: 1585 sq.ft. (147.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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**19 Cae Ddol, Abergele, LL22 8FP**  
**£365,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A	84	93	(92-100) 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
(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	EU Directive 2002/91/EC	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 19 Cae Ddol, Abergele, LL22 8FP

## £365,000



### Tanure

Freehold

### Council Tax Band

Band - E - Average from 01-04-2025 £2,836.57

### Property Description

From the moment you arrive, the home's kerb appeal is undeniable. A smart brick-paved driveway offers ample off-road parking and includes an EV charging station, while a manicured front garden, fronted by a brick wall, adds an elegant touch to the frontage. Step under the open porch and through a composite double-glazed door into a spacious entrance hall, where stylish LVT herringbone flooring sets a tone of contemporary sophistication – flowing seamlessly through to the heart of the home.

The formal lounge offers a bright and welcoming space, enhanced by a large bay window that fills the room with natural light. Modern décor in neutral tones makes it the perfect retreat for relaxing or entertaining guests.

At the rear, the open-plan kitchen, dining, and family room forms the vibrant hub of the home. This expansive L-shaped space is perfect for day-to-day living and social gatherings. The sleek, high-gloss handleless units are topped with luxurious quartz worktops that continue up as splashbacks and windowsills, bringing cohesion and style. Integrated Zanussi appliances include a fridge freezer, double oven/grill, dishwasher, and five-burner gas hob with extractor. The breakfast bar adds a relaxed dining option, ideal for morning coffee or evening chats. Double doors open out onto the beautifully landscaped rear garden, extending the living space outdoors. The vendors have recently drawn plans and had planning permission granted for a single storey extension to the rear opening off the kitchen. Plans available on request.

A handy utility room, continuing the theme of practical yet stylish living, is also accessible from the kitchen, and there's a downstairs WC with partially tiled walls finished with decorative wall paper.

Upstairs, the spacious landing leads to four generous bedrooms. The primary suite enjoys fitted mirrored wardrobes, a feature panelled wall, and a modern en-suite shower room with rainfall

shower, separate handheld diverter, and chic tiling. The second bedroom, facing the front, also benefits from its own en-suite, finished to the same stylish standard. Bedrooms three and four are both good-sized doubles, tastefully decorated and offering ample space for freestanding furniture.

A contemporary family bathroom completes the first floor, featuring a partially tiled finish, above-bath shower with glass screen, WC, hand basin, and a chrome heated towel rail.

The rear garden is a peaceful, northwest-facing haven, offering both privacy and style. A large porcelain-tiled patio area is ideal for outdoor furniture, perfect for alfresco dining or family barbecues, while the neat lawn and colourful borders create an inviting backdrop. Timber fencing ensures safety and seclusion for all the family to enjoy.

Additional features include gas central heating, full double glazing, and a single garage with power – ideal for additional storage, workshop space or utility use.

Perfectly positioned, this home offers easy access to Abergele town centre, Pensarn beach, Gwrych Castle, local schools, Abergele Golf Club, and countless scenic walking trails. The A55 Expressway is moments away, making coastal commuting a breeze.

### 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 24-1-25

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

### Service Charge

Approximately £265.00 for the year 2025.

### Lounge

15'0" x 13'2" (4.58 x 4.02)

### Kitchen Lounge Diner

24'0" x 16'7" (7.33 x 5.07)

### Utility

5'9" x 5'9" (1.76 x 1.76)

### WC

5'9" x 3'1" (1.76 x 0.95)

### Garage

18'2" x 8'0" (5.54 x 2.46)

### Bedroom 1

13'8" x 13'6" (4.17 x 4.12)

### Bed 1 En Suite

9'1" x 3'5" (2.77 x 1.06)

### Bedroom 2

13'10" x 9'1" (4.23 x 2.78)

### Bed 2 En Suite

7'2" x 4'4" (2.19 x 1.33)

### Bedroom 3

12'7" x 9'1" (3.86 x 2.77)

### Bedroom 4

12'7" x 8'3" (3.85 x 2.54)

### Bathroom

8'3" x 8'0" (2.54 x 2.46)



### 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.