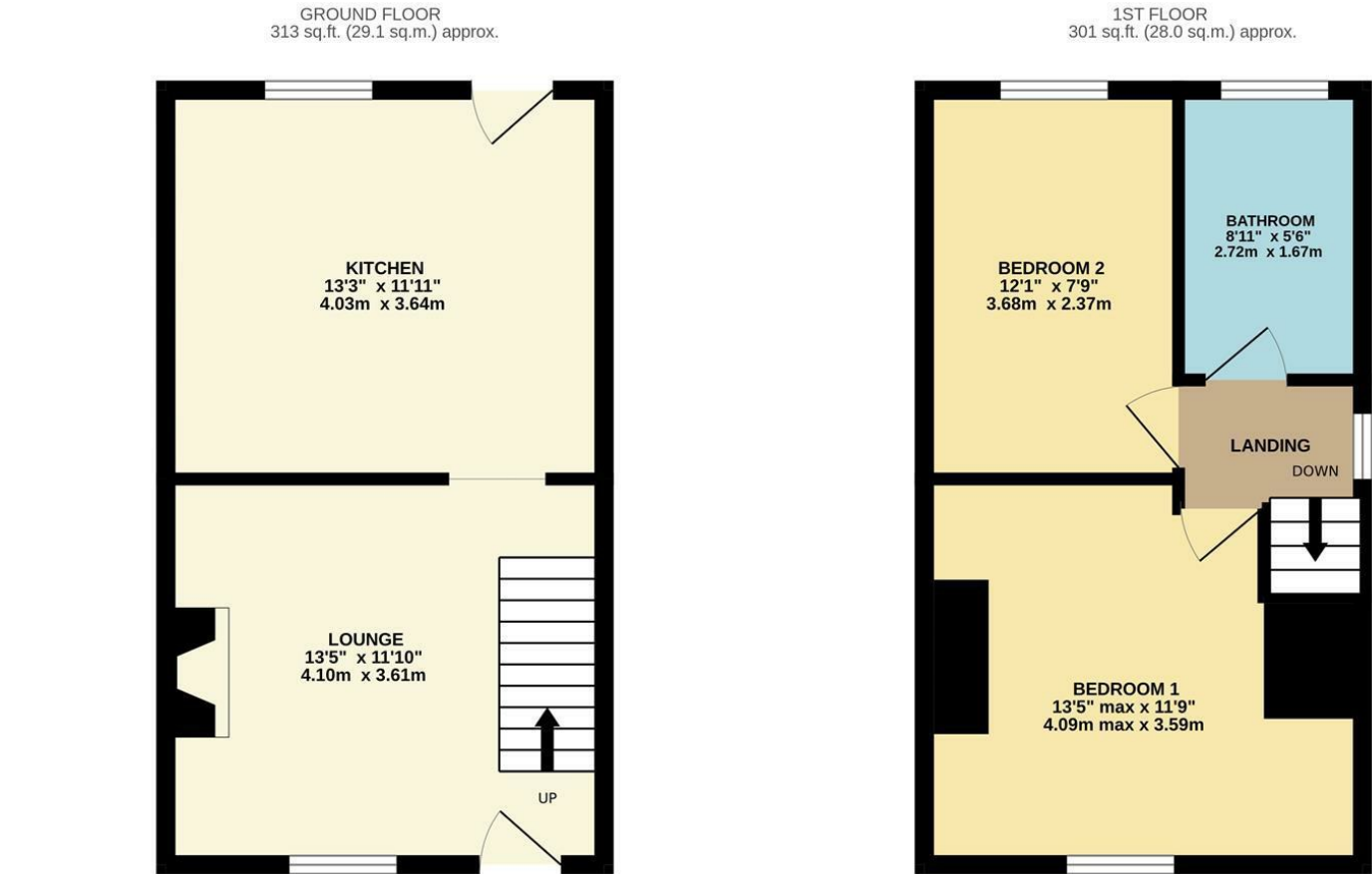




Talus Groes Lwyd, Abergele, LL22 7SU
£150,000



TOTAL FLOOR AREA : 614 sq.ft. (57.1 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(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	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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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www.prysjonesbooth.co.uk



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£150,000



Tenure
Freehold

Council Tax Band
Band - C - Average from 01-04-2026 £2,198.07

Property Description
Upon entering, a PVC door with decorative double-glazed stained glass inserts opens directly into a spacious and characterful lounge. Exposed timber ceiling beams create a warm, cottage-style atmosphere, while a prominent stone chimney breast forms a striking focal point, housing a log-burning stove—perfect for cosy evenings. A staircase rises to the first floor, with a useful open storage area beneath, and an opening leads through, with a gentle step down, into the kitchen.

The kitchen is surprisingly generous in size and continues the home's rustic charm with terracotta tiled flooring and further exposed timber beams. Fitted with a wide range of shaker-style wall and base units in a wood-effect finish, it offers ample storage and workspace. A colourful tiled splashback adds personality, while a stainless steel sink and a half, integrated double oven with grill, and electric hob cater to everyday needs. There is additional space for a freestanding fridge freezer and plumbing for a washing appliance. A breakfast bar provides a casual dining option, and a PVC door opens out to the rear garden.

The garden is designed for ease of maintenance, with a hardstanding surface ideal for outdoor seating or entertaining. A large corner brick-built planter is ready to be filled with vibrant planting, while secure timber fencing ensures privacy and makes the space suitable for pets.

To the first floor, a bright landing benefits from a fitted window, allowing natural light to fill the space, with access to the loft available via a hatch. The primary bedroom is a spacious double, accessed via two small steps from the landing, and features carpeted flooring along with clever use of the stair bulkhead to create fitted shelving for storage. There is ample room for additional bedroom

furniture.

The second bedroom is also well-proportioned and could accommodate a double bed, although it is ideally suited as a generous single room, guest bedroom or home office. A rear-facing window provides a pleasant outlook over the garden.

The bathroom is fitted with vinyl patterned flooring and part-tiled walls, comprising a bathtub with an electric shower above and folding screen, WC, hand wash basin and radiator.

Perfectly positioned, the property is just moments from Abergele town centre, where a range of shops, cafés and a supermarket can be found. Local infant, primary and secondary schools are all within walking distance, along with public transport links including bus and rail services. A nearby park offers green open space, and for those needing to travel further afield, the A55 North Wales Expressway is easily accessible.

Full of charm and offering fantastic convenience, this delightful cottage is ready to welcome its next owner.

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 19-3-26.

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

Lounge
13'5" x 11'10" (4.10 x 3.61)

Kitchen
11'11" x 13'2" (3.64 x 4.03)

Bedroom 1
13'5" max x 11'9" (4.09 max x 3.59)

Bedroom 2
12'0" x 7'9" (3.68 x 2.37)

Bathroom
5'5" x 8'11" (1.67 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 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.

