

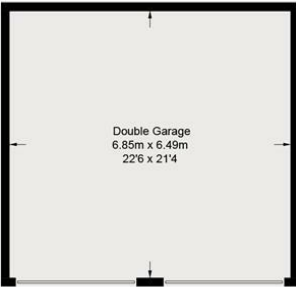


Tan Y Bryn House, Ffordd Y Berth Abergele, LL22 9AU

Approximate Gross Internal Area = 338.4 sq m / 3642 sq ft
Garage = 44.5 sq m / 479 sq ft
Total = 382.9 sq m / 4121 sq ft



First Floor

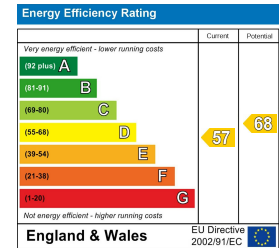
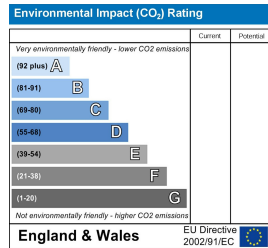


(Not Shown In Actual Location / Orientation)



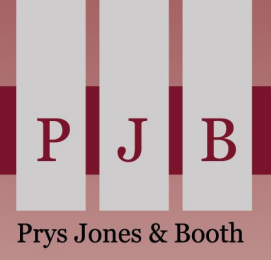
Ground Floor

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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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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Tan Y Bryn House Ffordd Y Berth, Abergele, LL22 9AU
£600,000



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Tenure
Freehold

Council Tax Band
Band - H - average from 01-04-2026 £4,945.64

property Description
Approached through elegant iron gates, a sweeping driveway leads to an extensive hardstanding parking area, providing ample space for numerous vehicles. The private lawned frontage creates an impressive first impression, setting the tone for the accommodation within.

The heart of the home is the grand kitchen, entered through a UPVC door and showcasing beautiful Spanish-style ceramic floor tiles framed by warm oak detailing. A range of traditional wooden wall and base units provides excellent storage, complemented by a Belfast sink, tiled splashbacks, exposed beams, and the original chimney breast, which serves as a reminder of the property's heritage. Integrated appliances include a tall fridge, separate freezer, dishwasher, and an electric oven with LPG gas hob, while ample space remains for a family dining table.

Adjacent to the kitchen is a practical utility room with space for both a washing machine and tumble dryer, built-in storage, the oil-fired boiler, and immersion tank. A useful ground floor WC and wash basin add further convenience.

The home offers a wonderful variety of reception spaces, each with its own individual character. The snug provides a cosy retreat, ideal for quiet evenings, while the spacious playroom offers endless possibilities for family living, complete with under-stairs storage, wood-panelled ceilings, and inset spotlights. A particularly unique feature is the former spa room, accessed through impressive oak doors, which houses a central Jacuzzi bath and adjoining sauna room, offering exciting potential for restoration or alternative uses, subject to requirements.

The formal dining room is a truly impressive space, currently utilised as an additional sitting room. Exposed beams, tiled flooring, and raised levels create character and depth, while doors lead to both the front porch and the gardens beyond. The spacious lounge is equally inviting, centred around a magnificent multi-fuel burner set within an attractive brick fireplace and mantle, creating a warm and welcoming focal point. Large windows and external doors allow natural light to flood the room while offering easy access to the outdoor spaces.

The accommodation continues upstairs, where high ceilings and generous proportions create a wonderful sense of space. A substantial landing area with Velux windows provides an ideal home office, reading area, or additional bedroom space and leads to a secondary en-suite bathroom featuring a separate bath, shower cubicle, WC, and wash basin.

The principal bedroom is an impressive suite, enjoying dual-aspect windows that fill the room with natural light. There is ample space for a

king-size bed and furniture, while two sets of built-in wardrobes provide excellent storage. The luxurious en-suite includes a walk-in shower, deep bath, WC, wash basin, heated towel rail, and a Velux window.

The second bedroom is another generous double with high ceilings, multiple windows, and its own en-suite shower room complete with a heated towel rail. Bedrooms three and four provide comfortable accommodation, with built-in wardrobes and cabinetry offering practical storage solutions. The family bathroom is beautifully appointed with tiled walls and flooring, a bath with overhead shower, WC, and wash basin.

Externally, the property continues to impress. The garage benefits from electricity and is currently utilised as a workshop and storage area, while manual doors provide easy access. The grounds offer privacy, practicality, and the opportunity to further enhance the outdoor spaces. Double glazing is fitted throughout, and the property is heated via an oil-fired central heating system, with an impressive blend of period character and modern convenience evident at every turn.

This is far more than simply a home; it is a unique chapter of local history, thoughtfully adapted for contemporary living whilst retaining the charm and character of its remarkable past.

Services
It is believed the property is connected to mains electric, water and sewage services whilst the heating is operated off a oil fed boiler 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 23-6-26

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

Lounge
18'1" x 16'3" (5.53m x 4.96m)

Dining Room
18'1" x 16'6" (5.53m x 5.04m)

Kitchen/diner
18'1" x 16'10" (5.53m x 5.14m)

Main Bedroom
18'10" x 17'7" (5.76m x 5.36m)

Bedroom 2
18'10" x 16'4" (5.76m x 5.00m)

Bedroom 3
9'6" x 7'3" (2.91m x 2.23m)

Bedroom 4
8'2" x 5'8" (2.50m x 1.73m)

Bedroom 5
19'11" x 18'10" (6.09m x 5.75m)

Play Room
19'4" x 18'3" (5.91m x 5.57m)

Sauna
18'3" x 14'7" (5.57 x 4.45m)

Abergele
Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

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, Kinnel 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.

