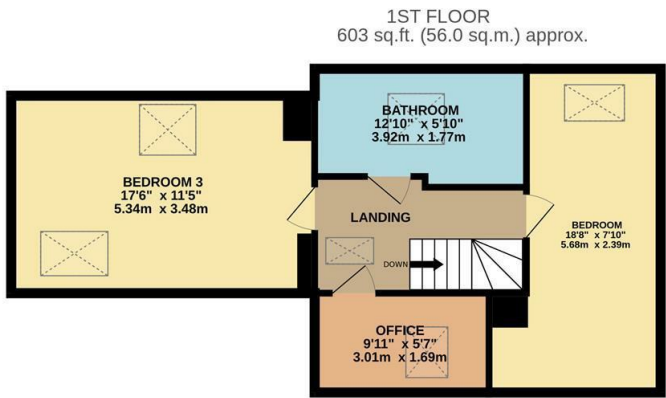
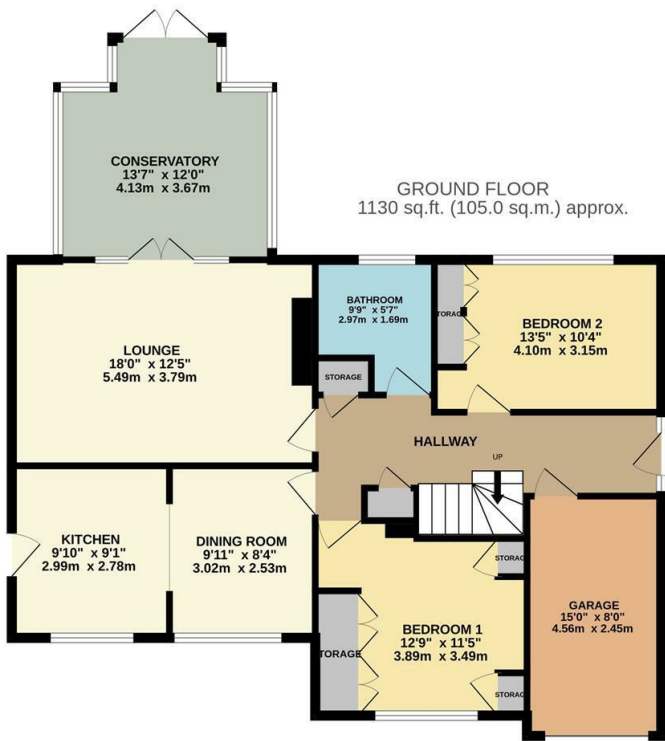




P J B  
Prys Jones & Booth



TOTAL FLOOR AREA: 1733 sq.ft. (161.0 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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## 36 Compton Way, Abergelle, LL22 7BL

### £365,000

4 2 1 D

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	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.

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# 36 Compton Way, Abergele, LL22 7BL

## £365,000



### Tenure

Freehold.

### Council Tax

Band E. Average from 01.04.2025 £2,836.57

### Property Description

To the front, the property benefits from ample off-road parking alongside a neatly lawned garden, with access to the garage via an up-and-over door. A two pathways lead around the side of the bungalow to the rear, where a private, south-facing garden awaits. Thoughtfully landscaped and well stocked with mature trees and shrubs, the rear garden enjoys a high degree of privacy and features a generous lawn and a pleasant seating area adjoining the conservatory—perfect for relaxing or entertaining in the sunshine.

Inside, a welcoming hallway provides useful storage and access to the first-floor accommodation. The living room is a bright and inviting space, enhanced by double doors that open into a large conservatory, allowing natural light to flow through and creating a seamless connection between indoor and outdoor living.

The open-plan dining kitchen is both sociable and functional, offering ample space for a dining table—ideal for everyday meals or enjoying a morning coffee. A convenient door from the kitchen provides direct access to the side of the property, adding to the practicality of the layout.

The ground floor further benefits from two generously sized double bedrooms, one positioned to the front of the property and the other overlooking the rear garden. These are served by a spacious, fully tiled four-piece bathroom, comprising a panelled bath, corner shower, WC and wash hand basin.

Upstairs, the first floor hosts two additional double bedrooms, a bathroom and a useful study, offering excellent flexibility for home working, guests or growing families.

This superb dormer bungalow presents a rare opportunity to acquire a spacious and adaptable home in a highly convenient location. Early viewing is strongly recommended to fully appreciate the quality, layout and setting of this exceptional property.

### 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.

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

### Lounge

18'1" x 12'6" (5.53m x 3.82m)

### Conservatory

13'1" x 10'4" (4.00m x 3.15m)

### Kitchen Diner

17'10" x 9'11" (5.45m x 3.04m)

### Bedroom 1

12'10" x 10'7" (3.92m x 3.25m)

### Bedroom 2

13'6" x 10'3" (4.13m x 3.14m)

### Bathroom

7'0" x 6'11" (2.14m x 2.11m)

### Bedroom 3

17'7" x 11'0" (5.36m x 3.36m)

### Bedroom 4

18'8" x 7'9" (5.69m x 2.38)

### Study

10'0" x 6'6" (3.05m x 2.00m)

### Bathroom

12'10" x 6'6" (3.93m x 2.00m)

### Garage

14'9" x 7'11" (4.51m x 2.43m)

### 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.

