



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 for the property 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 (92 plus) A | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | 82 | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | 42 | (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 | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



9 Nant Ddu, Abergel, LL22 9BG

£220,000



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Tenure
Freehold

Council Tax Band
Band - C - Average from 01-04-2025 £2,062.96

Property Description

The property is approached via a hardstanding driveway with an attractive brick-paved border, providing generous off-road parking for multiple vehicles. To the side, a compact yet charming front garden features a neat patch of lawn and a rocky planted area dotted with mature greenery, adding a welcoming splash of colour.

An open porch shelters the composite double-glazed front door, complemented by a glazed side panel that fills the hallway with natural light. Inside, a handy under-stair storage nook keeps shoes neatly out of sight.

The lounge is bright and inviting, decorated in soft, contemporary tones. A large bay window with timber sills allows sunlight to pour in, while a multi-fuel burning stove sits proudly within a timber mantel and slate hearth – perfect for cosy evenings. Elegant coved ceilings add a refined touch.

At the heart of the home lies the open-plan kitchen/dining area, thoughtfully reconfigured by the current owners to create a sociable and functional space. The kitchen features sleek base-mounted cabinets with wooden worktops and a modern tiled splashback, as well as a range of integrated appliances including a chest-height oven and electric hob. The dining area offers space for a table and chairs, a casual breakfast bar, and a matching feature fireplace. Patio doors lead directly out to the garden, seamlessly blending indoor and outdoor living.

Off the kitchen, a useful utility room provides space for an American-style fridge freezer and has plumbing for both a washing machine and tumble dryer.

Upstairs, the first-floor landing is light and airy thanks to a

side window, with a built-in cupboard for linen storage. The primary bedroom is generously proportioned, with a characterful chimney breast flanked by alcoves ideal for wardrobes. The second bedroom mirrors this layout, also offering excellent space. The third bedroom is a versatile single room, perfect for a child's bedroom, guest room, or home office.

The stylish family bathroom is fully tiled and fitted with a modern suite, including a P-shaped bath with rainfall shower and handheld attachment, a WC, and a vanity unit with storage beneath the sink.

Outside, the west-facing rear garden has been landscaped for both beauty and practicality, divided into three distinct areas. Directly outside the dining room doors, a large paved patio is perfect for outdoor dining and gives access to the single garage, which also houses the 2,500L oil tank and enclosed oil boiler. Beyond, a stone-chipped seating area provides a suntrap for relaxation, while a neat lawn – framed by decorative stone borders – offers an ideal play space for children. The garden is enclosed by timber fencing and enjoys plenty of sunshine throughout the day and into the evening.

Services

It is believed the property is connected to mains electric, water and sewage services and the central heating is oil fired, 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 - as of 24-1-25

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

Lounge

11'5" x 10'9" (3.48 x 3.30)

Dining Area

12'0" x 10'11" (3.66 x 3.33)

Kitchen Area

8'7" x 7'10" (2.64 x 2.39)

Bedroom 1

12'0" x 10'11" (3.66 x 3.33)

Bedroom 2

10'11" x 10'9" (3.33 x 3.29)

Bedroom 3

8'0" x 7'10" (2.44 x 2.39)

Bathroom

7'10" x 6'0" (2.39 x 1.83)

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergel offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergel, 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 Abergel high street ever since.

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