



TOTAL FLOOR AREA: 698 sq.ft. (64.9 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 operation 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	86	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	86
(81-91) B	68	(81-91) B	68
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(11-20) G		(11-20) 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.



29 Rhodfa Cregyn, Abergale, LL22 9YL
£200,000



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Tenure

Freehold

Council Tax Band

D - Average from 01-04-2024 £ 2,135.86

Property Description

As you arrive, you are welcomed by a sweeping lawn that wraps around the front of the property, creating a sense of openness. Hardstanding off-road parking for multiple vehicles is provided by a spacious driveway that also leads to a single garage, ensuring ample parking and storage options.

A paved pathway guides you to the uPVC front door, flanked by glazed side panels, which opens into an entrance vestibule. Here, you'll find a useful storage cupboard and the central heating boiler neatly tucked away.

The heart of the home is the spacious lounge/dining room, featuring dual-aspect windows that flood the space with natural light. This versatile area offers plenty of room for comfortable seating, sideboards, and a dining table, perfect for entertaining family and friends.

The kitchen, accessed from the entrance hallway, designed with a mix of wall and base-mounted units, complemented by a tiled splashback. Integrated appliances include an electric oven and gas hob, and there's ample space for a washing machine, tumble dryer, and an American-style fridge freezer.

A second internal hallway from the lounge leads to the bedroom accommodation, where a generous open storage cupboard offers practical space for everyday essentials.

The primary bedroom is positioned at the rear of the property, overlooking the rear garden. With coved ceilings, ample room for a double bed and bedside tables, plus additional space for a dressing table and chest of drawers, it's a restful retreat. The room benefits from a fully tiled en-suite shower room, complete with a WC, hand wash basin,

shower cubicle, and a heated towel rail.

The second bedroom is a spacious double room with coved ceilings, garden views, and plenty of space for freestanding wardrobes, making it ideal for guests or family members.

The third bedroom, a well-proportioned single room, is currently utilised as a dressing room but could easily serve as a home office or a nursery.

The primary bathroom features a fully tiled finish, an open shower cubicle with a rainfall showerhead and handheld diverter, a floating hand wash basin with storage beneath, a WC, and a heated towel rail.

The southeast-facing garden is a private suntrap, accessible via a timber gate down the driveway. Laid mostly to lawn and bordered by a mix of timber fencing and a brick wall, it provides a secure and serene outdoor space. A paved pathway encircles the garden, offering convenient access to the property's perimeter and the single garage, which has a side door for easy entry.

Situated in a sought-after corner plot amidst homes of similar style, this property offers a quiet and inviting environment. Abergel's vibrant town centre is just a short drive away, where you'll find an array of local shops, gastro pubs, cosy cafes, and essential amenities. For those relying on public transport, a No.12 bus stop is within walking distance, and the A55 expressway is easily accessible, ensuring convenient travel along the picturesque North Wales Coast. Additionally, the award-winning Pensarn beach and its scenic coastal path are just a leisurely walk from your doorstep, promising idyllic mornings by the sea.

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.

Vestibule

6'8" x 3'8" (2.05 x 1.14)

Lounge/Diner

17'7" x 11'8" (5.37 x 3.57)

Kitchen

12'2" x 8'5" (3.73 x 2.57)

Bedroom 1

11'4" x 9'8" (3.46 x 2.96)

Bedroom 2

9'9" x 8'10" (2.98 x 2.70)

Bedroom 3

8'7" x 8'4" (2.64 x 2.56)

En suite

6'5" x 2'4" (1.97 x 0.73)

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.

Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

