



TOTAL FLOOR AREA : 1458sq.ft. (135.5 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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The Mill Mill Street, Abergele, LL22 8ES  
£400,000

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# The Mill Mill Street, Abergele, LL22 8ES

## £400,000



**Tenure**  
Freehold.

### Property Description

Offered for sale with no onward chain is this detached three bedroom family home on a riverside setting in the popular village of Llanddulas within easy reach of the A55 and Abergele with its wide range of amenities including supermarket, shops, primary and secondary schools.

To the outside of the property there are good size grounds with a large lawned garden to the front with a patio seating area off the lounge. There is ample parking, log store and a good size outbuilding with two rooms which would lend itself nicely as a workshop or home office (subject to any necessary consent).

On entering the property there is an entrance hall which leads to a handy utility room, boiler room and downstairs WC.

The dining kitchen is an excellent family room with triple aspect allowing in maximum natural light. The kitchen has a wide range of wall and base units and breakfast. There is a log burning stove which will make this room a very cosy winter room. The room opens to the lounge which has bi-folding doors leading out to the patio area and enjoys views across the garden.

To the first floor there are three double bedrooms with the master bedroom having an en-suite shower room with low level WC and wash hand basin. The family bathroom comprises: panelled bath with overhead shower and glass splash screen, low level WC and wash hand basin.

**Council Tax**  
Band E. Average from 01.04.25 £2,836.57.

**Services**  
It is believed the property is connected to mains gas, electric and water services. Bio-pure mini sewage system. Although we recommend you confirm this with your

solicitor.

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

### Entrance Hall

### Downstairs WC

### Boiler Room/Store

**Utility**  
7'10" x 5'9" (2.41m x 1.77m)

**Dining Kitchen**  
27'8" x 13'11" (8.45m x 4.25m)

**Lounge**  
14'4" x 11'11" (4.39m x 3.64m)

### First Floor

**Master Bedroom**  
14'5" x 11'10" (4.40m x 3.63m)

**En-Suite shower Room**  
7'11" x 6'2" (2.42m x 1.89m)

**Bedroom No: Two**  
13'11" x 11'7" (4.25m x 3.55m)

**Bedroom No: Three**  
15'5" x 7'8" (4.70m x 2.35m)

**Bathroom**  
7'9" x 6'4" (2.37m x 1.95m)

**Shed/Log Store**  
8'6" x 7'0" (2.61m x 2.14m)

### Outbuilding

**Room One**  
11'0" x 12'1" (3.37m x 3.69m)

**Room Two**  
11'0" x 12'1" (3.37m x 3.69m)

### 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.

