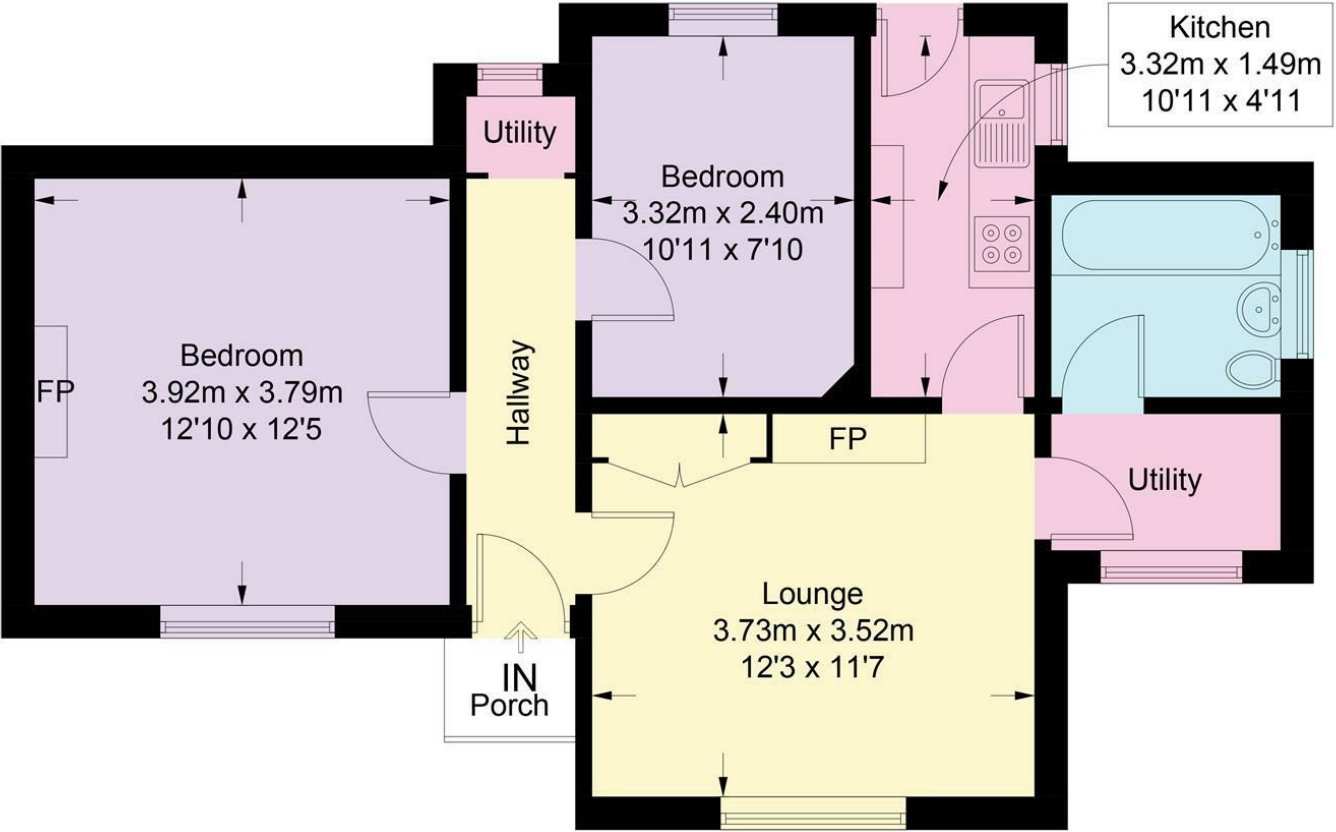




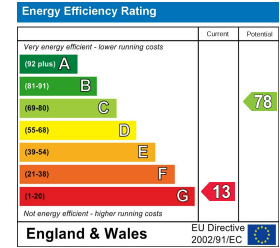
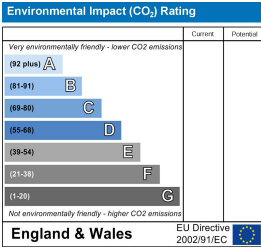
Bryn Cyn Heulog, Llangernyw, Abergele LL22 8TY

Approximate Gross Internal Area = 56.5 sq m / 608 sq ft



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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Bryn Cyn Heulog & Maes Y Llan , Abergele, LL22 8TY
Offers in the region of £325,000



Bryn Cyn Heulog & Maes Y Llan , Abergele, LL22 8TY

Offers in the region of £325,000



Tenure
Freehold

Council Tax Bands
Bryn Cyn Heulog - Band - C - Average from 01-04-2026 £2,472.82
Maes Y Llan - Band - B - Average from 01-04-2025 £1,923.30 - information of the banding from a council tax bill in 2020

Property Description
The property is approached through a delightful arched gateway, leading to a small flight of steps that opens onto a spacious, private front garden. A paved pathway leads enchantingly through mature conifer trees, guiding you to the entrances of both cottages. On either side of the path, generous lawns are framed by mature hedges, vibrant flowerbeds, and a large pond where carp swim lazily—a tranquil setting that could be easily divided to create a separate private garden for each cottage. To the rear, off-road parking is available for one vehicle, accessed via what was once an ancient Roman road. This driveway also leads to the rear of the property, where a collection of stone-built outbuildings awaits, including one said to house an old well (as informed by the vendor), adding to the rich character and history of the site.

The cottages themselves are near mirror images, their front façades adorned with charming brick coining around timber-framed windows and sheltered canopy porches above timber front doors.

Services
It is believed the property is connected to mains electric, water and sewage services 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.

Bryn Cyn Heulog
Step inside to a welcoming hallway with exposed stone flooring and a useful store cupboard at the far end.

The cosy lounge is fitted with a multi-fuel burning stove that powers the back boiler, providing hot water to the property, and offers a pleasant view over the garden.

A compact galley kitchen is fitted with a mix of wall and base units, with space for freestanding appliances, and includes a water tank cupboard.

The primary bedroom is a generous double with ample room for free-standing furniture, while the second bedroom, features a charming cast-iron fireplace and offers ample room for a single bed and furniture.

A practical utility/storage area leads off the lounge, providing space for additional appliances, and connects to a fully tiled family bathroom complete with a bath, hand wash basin, and WC.

Lounge
12'2" x 11'6" (3.73 x 3.52)

Bedroom 1
12'10" x 12'5" (3.92 x 3.79)

Bedroom 2
10'10" x 7'10" (3.32 x 2.40)

Kitchen
10'10" x 4'10" (3.32 x 1.49)

Maes Y Llan
Opens into an entrance hall that branches off into multiple rooms. Stripped back to its exposed brick and stone bones, this cottage is very much a work in progress, awaiting transformation into a warm and inviting home. An extension to the side has laid the foundation for a future open-plan kitchen and dining area, with a rear room perfectly suited as a utility space offering access to the back

garden. A well-proportioned bedroom boasts a prominent chimney breast with an open fireplace and quarry-tiled floors, while a second, cosier bedroom features an inset feature fireplace. Additionally, there's a room ready to be converted into a family bathroom.

Lounge
13'0" x 12'10" (3.97 x 3.93)

Kitchen Diner
20'8" x 10'6" (6.30 x 3.21)

Bedroom 1
12'9" x 11'6" (3.89 x 3.53)

Bedroom 2
10'0" x 7'11" (3.05 x 2.43)

Potential Bathroom
7'0" x 5'10" (2.15 x 1.78)

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
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.

