



TOTAL FLOOR AREA: 1747sq.ft. (162.3 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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Casita New Road, Abergele, LL22 8EL
£425,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(81-91) A
(81-91) B			(61-80) B
(69-80) C			(49-60) C
(55-68) D			(39-48) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	73	83
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Tenure

Freehold

Council Tax Band

Band - F - Average from 01-04-2026 £3,571.85

Property Description

The property is approached via a generous slate-chipped driveway, providing ample off-road parking for approximately four to five vehicles. Gated access leads through to the rear garden, while a larger-than-average single garage offers excellent storage or workshop potential. The front garden immediately creates a strong first impression, with neatly maintained shrubs punctuating a stone-chipped frontage and enhancing the property's smart kerb appeal.

A composite entrance door with glazed inserts opens into a welcoming hallway, finished with contemporary tiled flooring that sets a stylish tone from the outset. There is useful open under-stairs storage for coats and shoes, alongside a handy built-in cupboard. A staircase rises from here to the first-floor dormer accommodation.

Double doors from the hallway open into a bright and versatile front reception room. Currently arranged as a lounge, this space enjoys dual-aspect windows to the front and side elevations, allowing natural light to flood in throughout the day. Corniced ceilings, wooden flooring, and timber skirting boards add warmth and character, while the flexible layout means this room could equally function as a third bedroom if required.

The heart of the home is the impressive open-plan kitchen, living, and dining area. The tiled flooring from the hallway flows seamlessly into the kitchen, which is fitted with a stylish range of high-gloss wall and base units complemented by laminated worktops extending into matching upstands. Tiled splashbacks frame the sink and hob areas, while a composite quartz sink with drainer adds a premium touch. A central island provides additional storage and workspace, complete with a convenient tower socket. Integrated appliances include a double electric oven and grill, microwave, five-burner gas hob with extractor hood, under-counter fridge, separate freezer, dishwasher, and the central heating boiler neatly concealed within a cupboard.

Open to the kitchen, the dining area offers an excellent sociable flow, allowing the cook to remain connected while entertaining. Flooring transitions to a light wood-effect laminate, while a large picture window perfectly frames views across the garden, open fields, and surrounding hillsides.

Beyond the dining area, partially separated by a half-partition wall, the main lounge provides a spacious and inviting living area. Matching wooden flooring continues through this space, while multiple windows ensure an abundance of natural light. There is ample room for lounge furnishings and sideboards, and patio doors open directly onto the rear garden, creating a seamless connection to the outdoors.

Double glazed doors from the lounge lead into an additional reception room currently utilised as a snug and home office. A side-facing window offers views towards nearby wooded hillsides, while corniced ceilings and consistent flooring maintain the sense of cohesion throughout. This highly adaptable room could also be utilised as a fourth bedroom, subject to individual needs.

Stepping outside, the rear garden is a true highlight of the property. Patio doors open onto an elevated paved terrace, ideal for outdoor seating and entertaining while enjoying the views. A paved ramp leads down to the main garden, where beautifully maintained lawned areas are intersected by paved pathways winding through mature planted borders and established shrubbery. A large timber summer house creates an excellent garden retreat, equally suited as a relaxation space, entertaining room, or even a future hot tub room. Positioned to take full advantage of the stunning surroundings, it offers a perfect spot to unwind with a glass of wine while soaking in the peaceful atmosphere. The garden enjoys a wonderfully open feel thanks to the large field beyond, occasionally accompanied by visits from the resident pheasant.

To one side of the property is a practical hardstanding area housing a timber shed, along with access to the rear of the larger-than-average single garage, which benefits from an electric roller door. On the opposite side, a timber gate opens to a second side access laid with slate chippings.

Occupying the first floor, the primary bedroom is a particularly impressive and spacious retreat. Accessed via the staircase from the hallway, this bright dual-aspect room features exposed timber purlins and roof trusses which add considerable charm and character. Wood-effect laminate flooring continues throughout, while useful eaves cupboards provide additional storage. Patio doors open to a Juliet balcony, allowing you to fully appreciate the far-reaching valley views. There is ample room for a range of bedroom furniture, creating a peaceful and practical principal suite.

An en-suite shower room is positioned off the bedroom, finished in a contemporary style with modern tiling, a hand basin with storage beneath, WC, and a shower cubicle fitted with a rainfall showerhead and separate handheld attachment.

The second bedroom is located on the ground floor, overlooking the front elevation. Finished with wood-effect laminate flooring and benefitting from dual-aspect windows, this bright and comfortable room offers space for a double bed and accompanying bedroom furniture, making it an excellent guest room or additional principal bedroom if preferred.

The family bathroom is centrally positioned within the home, conveniently serving the ground floor accommodation. Stylishly finished with contemporary tiling from floor to ceiling, this well-appointed space offers both comfort and practicality. It features a spacious fitted bathtub, ideal for relaxing at the end of the day, alongside a separate shower cubicle complete with a rainfall shower head and separate handheld diverter for

added convenience. A wash basin is set within a vanity unit providing useful storage beneath, while a chrome heated towel rail completes the room with a sleek finishing touch.

A key feature of this property is its enviable location on the edge of the charming coastal village of Llanddulas, perfectly positioned for those seeking a balance of peaceful village living and excellent connectivity. With immediate access to the A55 expressway just moments away, commuting along the North Wales coast and beyond is both swift and convenient. The property is ideally situated within a short distance of both Abergele and Colwyn Bay, with the popular Victorian seaside town of Llandudno just 10 miles away. Llanddulas village centre is within easy reach, offering a selection of everyday amenities including a post office, local chip shop, Indian takeaway and restaurant, and the well-regarded Valentine Inn gastro pub. For those who enjoy the outdoors, Llanddulas beach and scenic coastal walking paths are also nearby, making this an ideal setting for enjoying the very best of North Wales coastal living.

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.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 12-5-26

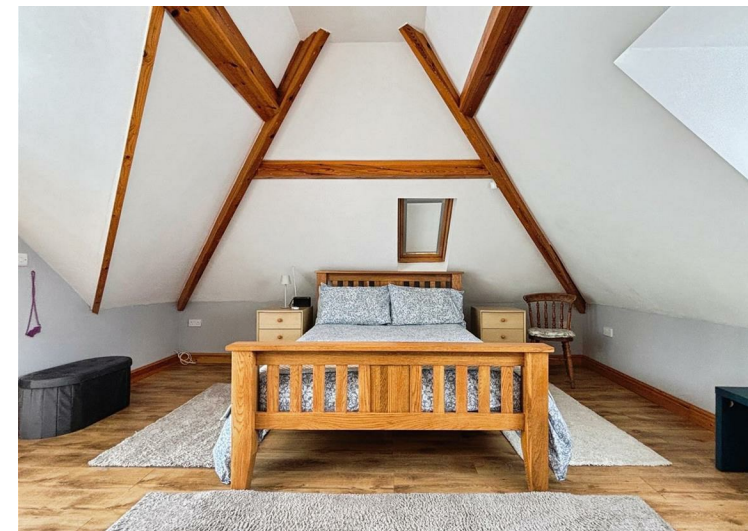
PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge Area

21'4" x 12'0" (6.51 x 3.68)

Dining Area

12'0" x 10'3" (3.68 x 3.13)



Kitchen

11'9" x 11'6" (3.60 x 3.53)

Sitting Room

11'9" x 10'10" (3.59 x 3.31)

Sittingroom/Bed3

14'1" x 10'2" (4.30 x 3.12)

Bedroom 1

17'7" x 15'6" (5.38 x 4.73)

Bedroom 2

10'9" x 9'8" (3.28 x 2.97)

Garage

17'11" x 11'1" (5.48 x 3.38)

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.

Prys Jones & Booth

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Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

