



P J B
Prys Jones & Booth

Porth Water Street, Abergele, LL22 8SS

£325,000

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(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.

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Tenure
Freehold

Council Tax Band
Band - D - Average from 01-04-2026 £2,472.82

Property Description
Set behind an attractive frontage with colourful potted plants, the property enjoys a welcoming approach that immediately reflects the charm found throughout. Stepping inside through a composite entrance door, a practical porch with traditional quarry tiled flooring introduces a home that has been carefully maintained whilst respectfully preserving its rich heritage.

Adding to the property's individuality, the current owner has personally handcrafted beautiful stained-glass inserts featured within many of the internal doors. Throughout the home, vibrant and characterful wallpapers further enhance its sense of charm, giving the cottage a wonderfully quirky yet tasteful personality that perfectly complements its period origins.

The lounge is a wonderfully inviting reception room where character takes centre stage. Exposed ceiling beams and a striking feature fireplace housing a log-burning stove create a warm and cosy atmosphere, whilst a large bay window allows natural light to flood the room, balancing the period features beautifully. Whether relaxing with family or entertaining guests, this is a room designed to be enjoyed throughout every season.

Continuing through the property, the dining room provides an equally impressive space centred around a magnificent inglenook fireplace and substantial exposed timber beam, both of which serve as striking focal points. Rich in history and full of charm, it offers the perfect setting for family meals, celebrations or quiet evenings alike. A useful built-in storage cupboard and staircase rising to the upper floors complete this characterful room.

Positioned to the rear of the property, the kitchen has been thoughtfully designed with practicality firmly in mind. An extensive range of wall and base units provides excellent storage, complemented by durable quartz overlay worktops that extend seamlessly to the upstands and incorporate a composite quartz sink. There is ample room for a range-style cooker alongside an integrated dishwasher, creating a kitchen equally suited to everyday family life and entertaining on a larger scale.

Opening from the kitchen is an exceptionally useful utility and boot room, a space that is often overlooked but proves invaluable in day-to-day living. Fitted with additional storage cupboards and offering direct access into the garden, it comfortably accommodates laundry appliances whilst providing the perfect place for muddy boots, coats and outdoor equipment after exploring the surrounding countryside. The hot water cylinder serving the electric heating system is neatly concealed within a separate cupboard, ensuring the space remains both practical and uncluttered.

The first floor offers three generously proportioned double bedrooms, two of which benefit from fitted wardrobes providing practical storage solutions.

Completing this floor is a beautifully updated family bathroom, fitted with a contemporary four-piece suite comprising a spacious walk-in shower, panelled bath, WC and a wash hand basin with useful storage beneath. Finished with stylish herringbone-effect cushioned flooring, the room successfully combines practicality with modern design.

The accommodation continues onto the second floor where two further double bedrooms create an excellent degree of flexibility, with the larger of the two serving as the impressive primary bedroom. Exposed ceiling timbers and attractive wood-effect flooring create a peaceful retreat away from the main living accommodation, whilst the second bedroom enjoys fitted wardrobes and pleasant outlooks. A separate shower room makes this level particularly well suited to older children, visiting guests or those seeking a degree of independence within the home.

Outside, the gardens reveal themselves gradually and offer considerably more space than first impressions suggest. Immediately adjoining the property is a sheltered courtyard finished with low-maintenance artificial lawn, creating a private suntrap ideal for morning coffee or alfresco dining. Beyond, the garden opens into a larger lawned area where mature planting creates a delightful backdrop. A raised pond, decked seating terrace and an additional patio complete with a charming summer house provide a variety of spaces to relax, entertain or simply enjoy the peaceful surroundings throughout the changing seasons.

Whilst celebrating its historic character, the property has also been thoughtfully updated to meet the demands of modern living. An air source heat pump, solar panels with battery storage and upgraded radiators significantly enhance the home's energy efficiency, creating a property that successfully combines period charm with lower running costs and future-focused technology. Further improvements include internal insulation to the external walls, excluding the kitchen and bathroom, enhancing comfort and thermal efficiency throughout much of the home.

Situated in the heart of the highly regarded village of Llanfair Talhaiarn, the property enjoys a wonderful sense of community whilst remaining within easy reach of the larger towns of Abergele and Colwyn Bay. The village itself offers a picturesque riverside setting, welcoming public houses, a village shop, primary school and scenic countryside walks, whilst the nearby A55 Expressway provides convenient access along the North Wales coast and towards Chester and the North West, making this an ideal location for families and commuters alike.

Lounge
15'5" x 12'7" (4.72 x 3.84)

Dining Room
15'10" x 10'5" (4.85 x 3.18)

Kitchen
15'2" x 10'0" (4.64 x 3.07)

Utility
11'7" x 10'0" (3.54 x 3.07)

Bedroom 1
21'0" x 12'9" (6.42 x 3.90)

Bedroom 2
12'7" x 11'3" (3.86 x 3.44)

Bedroom 3
12'10" x 9'1" (3.92 x 2.79)

Bedroom 4
14'5" x 12'7" (4.41 x 3.84)

Bedroom 5
9'10" x 7'5" (3.00 x 2.28)

Bathroom
7'4" x 7'3" (2.25 x 2.23)

Shower Room
5'10" x 5'7" (1.80 x 1.72)

Important Notice
These particulars are intended only as a guide and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, interested parties must satisfy themselves by inspection, survey and independent enquiries as to the correctness of each statement.

Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets,

furnishings or other items. All dimensions, areas and distances quoted are approximate.

Any reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided solely as a guide. No warranty or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.

Information relating to planning permissions, building regulations, rights of way, easements, covenants, public footpaths, access arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.

