



TOTAL FLOOR AREA : 2031 sq.ft. (188.7 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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# 7 Plas Y Bryn, Abergele, LL22 8QP

## £390,000

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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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>                                                |                         |           |
| (1-10) <b>G</b>                             |                         |           | (1-10) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | 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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## £390,000



**Tenure**  
Freehold

**Council Tax Band**  
Band - F - Average from 01-04-25 £3,352.31

**Property Description**  
Approached via a private driveway shared by three other properties leading to a spacious hardstanding driveway offering ample off-road parking for multiple vehicles with additional parking options offered by the double garage. the property instantly impresses with its shrub-lined garden and characterful quarry-tiled steps. These lead up to a traditional open canopy porch, where a timber-framed, double-glazed front door welcomes you into the home.

Step inside to a bright and airy entrance hall, laid with wood-effect laminate flooring and featuring a vaulted ceiling, adding an immediate sense of space. Under the stairs, there's room for a stylish sideboard, and a convenient ground-floor WC is tucked neatly at the end of the hall, complete with tiled flooring, WC and hand wash basin.

The main lounge is flooded with natural light through its dual-aspect windows, offering uninterrupted coastal vistas. A striking vaulted ceiling elevates the space, while a working gas flame fireplace with an ornate surround sits atop a marble hearth—ideal for cosy winter evenings. Patio doors seamlessly connect this elegant space with the garden beyond.

Off the hallway, an atrium-style room adds an architectural flourish. The vendors have creatively enhanced this space with a mezzanine level and sliding doors opening into the garden and connecting through to the dining room.

The first reception rooms is currently set up as a home office but could easily serve as a snug, children’s playroom, or a quiet reading nook with a lovely garden outlook. The second reception is more versatile still—currently a home office with dual-aspect sea views, but equally ideal as a sixth bedroom or hobby room.

A short flight of steps leads to the extension above the double garage, now housing two generous double bedrooms. Both rooms are bathed in natural light and finished with timber-panelled ceilings and wood-effect laminate flooring, providing ideal guest accommodation. One of the bedrooms has two additional, separate storage lofts complete with drop down ladders and lighting.

The heart of the home lies in the kitchen-diner: a bright, sociable space fitted with a range of wall and base units topped with a composite work surface. Integrated appliances include an electric eye-level oven and hob, with space for an undercounter dishwasher. The open-plan dining area is perfect for family meals or entertaining friends. From the kitchen, an archway leads to a dedicated utility area with plumbing and power for both a washing machine and tumble dryer, along with space for a freestanding

fridge freezer. A timber door from the utility opens onto the garden.

The rear garden wraps around the property in an L-shaped design, combining a blend of paved patios, crazy-paved areas, and raised lawned sections—all enclosed with timber fencing. A tranquil pond and winding brick-bordered paths add charm, while elevated tiers offer incredible panoramic views of the sea and coastline. The garden also includes a timber shed with power (and potential water connection), raised flower beds framed by railway sleepers, and a cosy pergola area—perfect for evenings around a fire pit.

The spacious double garage offers power, houses the central heating boiler and updated electric RCD unit, and is accessed via two manual up-and-over doors and a rear door from the garden.

Back inside, ascend the main staircase to the landing, where you’ll find loft access via a pull-down ladder. The loft is partially boarded and shalved with the addition of lighting, creating an expansive storage area and houses the header tank.

The primary bedroom boasts awe-inspiring views over Abergele and the coastline, via dual aspect windows. Mirrored fitted wardrobes offer excellent storage, and the en-suite shower room includes a part-tiled finish, a shower cubicle, hand wash basin, and WC.

Two additional double bedrooms on this floor overlook the rear garden and offer generous space for freestanding wardrobes and beds, making them ideal for children, guests, or extended family.

Completing the accommodation is a recently updated family bathroom featuring modern PVC wall panelling, a bathtub with mixer-fed handheld shower, WC, hand wash basin, and a built-in airing cupboard housing the water tank with linen shelving.

Set in a peaceful, sought-after location with enviable sea views, the property alos boasts plenty of privacy not being overlooked by other neighbouring property and only a short distance from Abergele town centre, schools, beaches, and local woodlands—this is a rare opportunity to secure a spacious, adaptable family home in one of North Wales’ most scenic settings.

**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.

Both full fibre and copper broadband are available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 11-4-25

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

**Lounge**  
14'1" x 12'7" (4.30 x 3.85)

**Kitchen Diner**  
17'7" x 11'2" (5.36 x 3.42)

**Office/Bed 6**  
10'4" x 8'2" (3.17 x 2.50)

**Second Reception Room**  
10'7" x 10'5" (3.24 x 3.19)

**Bedroom 4**  
17'5" x 8'3" (5.32 x 2.54)

**Bedroom 5**  
17'7" x 10'7" (5.36 x 3.23)

**Utility**  
6'2" x 5'6" (1.90 x 1.70)

**Bedroom 1**  
12'5" x 11'1" (3.80 x 3.39)

**Ensuite**  
10'2" x 6'6" (3.10 x 2.00)

**Bedroom 2**  
10'5" x 9'10" (3.20 x 3.00)

**Bedroom 3**  
11'1" x 9'2" (3.40 x 2.80)

**Bathroom**  
6'6" x 6'6" (2.00 x 2.00)



**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.

**Double Garage**  
19'3" x 17'7" (5.88 x 5.36)

**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.

