

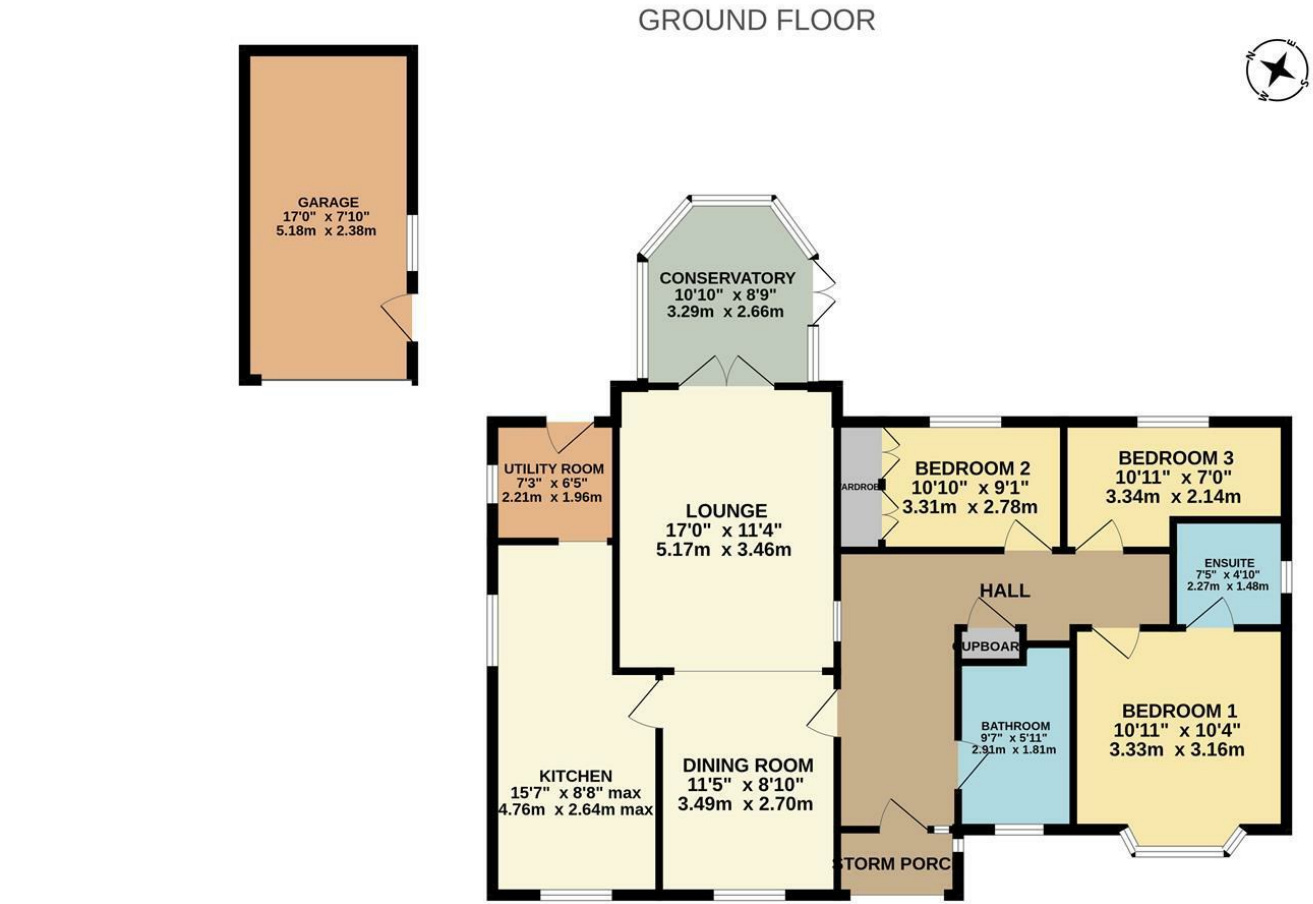


P J B
Prys Jones & Booth



5 Maes Cybi, Abergele, LL22 7RQ
£279,000

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	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

E - Average from 01-04-2026 - £3,022.34

Property Description

The property is approached via a generous hardstanding driveway providing parking for several vehicles, leading to a single garage fitted with a motorised door. The front garden has been designed for ease of maintenance, predominantly laid with attractive stone chippings, whilst vibrant flower beds filled with established shrubs and planting create a welcoming splash of colour. A timber gate provides convenient access into the rear garden, and an external EV charging point is available by separate negotiation. An open porch with traditional quarry tiled flooring shelters the composite entrance door, creating an inviting first impression.

Stepping inside, the spacious L-shaped entrance hall provides access throughout the home and immediately offers a practical feel. A useful storage cupboard houses the solar PV controls, with additional open shelving providing further storage options. Access to the loft is also available here via a drop-down ladder, adding valuable additional storage space.

The living accommodation has been thoughtfully arranged to create distinct yet connected spaces. Opening from the hallway, the dining area comfortably accommodates a family dining table and chairs whilst enjoying pleasant views over the front garden. An attractive open archway flows effortlessly into the lounge, creating a bright and welcoming reception room. Featuring coved ceilings and an open gas flame fireplace with a real stone surround, mantel and hearth, this is a wonderful space to relax throughout the year.

Leading directly from the lounge, the conservatory provides a superb additional reception room overlooking the rear garden. Finished with tiled flooring and enhanced by insulated roof panels, the space is comfortable and usable throughout the seasons, making it equally suited as a peaceful sitting room, reading area or place to entertain. Double doors open directly onto the garden, creating an effortless connection between indoor and outdoor living.

The kitchen has been fitted with a modern range of wall and base mounted cabinetry complemented by contemporary tiled splashbacks and generous laminated worktops, providing excellent preparation space for everyday cooking. There is an integrated under-counter fridge together with space for a freestanding cooker and dishwasher. Opening from the kitchen, the adjoining utility room offers further practicality with additional storage cupboards, worktop space, plumbing for laundry appliances and housing for the gas central heating boiler.

Positioned just off the hallway, the family bathroom is finished with three-quarter height tiling and comprises a panelled bath fitted with a

contemporary rainfall shower and separate handheld diverter, WC and a wash hand basin set within useful storage cabinetry beneath.

Currently arranged as a second lounge, the primary bedroom is a generously proportioned double room that would comfortably accommodate either a king-size or double bed alongside freestanding furniture. A large bay window fills the room with natural light, whilst a sliding door leads directly into the private en-suite wet room. Fully tiled with a sealed floor, the en-suite incorporates a WC, wash hand basin and vanity mirror, offering excellent convenience.

The second bedroom is another spacious double, benefiting from fitted mirrored wardrobes, coved ceilings and pleasant views across the rear garden.

The third bedroom is a versatile room, comfortably accommodating a double bed if required, although it would also make an excellent single bedroom, home office or hobby room. Like the second bedroom, it enjoys an attractive outlook over the rear garden.

Outside, the rear garden has been thoughtfully designed to offer a variety of spaces to enjoy. Stepping out from the conservatory, a paved patio provides the perfect setting for outdoor dining and entertaining. Beyond, a well-maintained lawn is bordered by generous flower beds offering ample opportunity for colourful planting. A second seating area finished with brick paving provides another pleasant place to relax, whilst a raised decked terrace hosts a timber summer house, currently utilised as a useful storage shed with power supplied from the garage. Secure timber fencing surrounds the garden, creating an excellent sense of privacy.

A particular highlight of the property is its owned solar PV system, offering an excellent opportunity to reduce energy costs. The installation includes two 2.9kW battery storage units and a 3.7kW inverter, all installed in 2024 and benefiting from a 10-year warranty, believed to be transferable to the new owner. Please note that the visible solar water heating panels are not currently in use.

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 03-08-26

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

Lounge

16'11" x 11'4" (5.17m x 3.46m)

Kitchen

15'7" x 8'7" max (4.76 x 2.64 max)

Dining Room

11'5" x 8'10" (3.49 x 2.70)

Conservatory

11'1" x 8'8" (3.39 x 2.66)

Bedroom 1

10'11" x 10'4" (3.33 x 3.16)

Bedroom 2

10'10" x 9'1" (3.31 x 2.78)

Bedroom 3

10'11" x 7'0" (3.34 x 2.14)

Garage

16'11" x 8'8" (5.18 x 2.65)

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.

