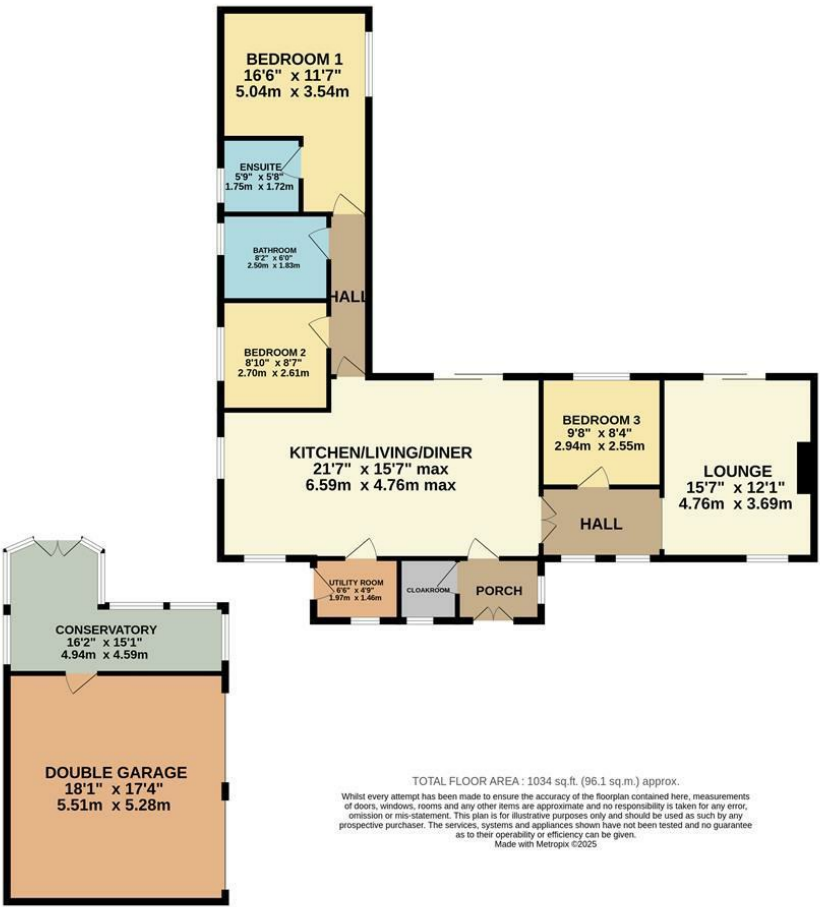




GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.



**2 Plas Y Bryn, Abergele, LL22 8QP**  
**£370,000**

3 2 2 D

| 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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# 2 Plas Y Bryn, Abergele, LL22 8QP

## £370,000



**Tenure**  
Freehold

**Council Tax Band**  
Band - E - Average from 01-04-2025 £2,836.57

### Property Description

From the moment you arrive, this bungalow exudes kerb appeal. A brick-paved driveway provides ample off-road parking for multiple vehicles, while a large double garage sits adjacent — perfect for additional parking, a workshop, or extra storage. The front garden is attractively landscaped with raised beds laid with wood chippings and established trees, complemented by a porcelain-tiled pathway that leads around both sides of the property, each with gated access to the rear.

Step through the PVC front door into a welcoming entrance vestibule, where you'll find a stylish cloakroom complete with timber panelling, a contemporary wash basin with storage beneath, and a WC.

The heart of this home is undoubtedly the expansive open-plan kitchen, living and dining area — a bright, versatile space flooded with natural light from multiple aspect windows and sliding patio doors leading onto the garden. Laid with wood-effect herringbone LVT flooring, the room blends comfort with sophistication. The modern shaker-style kitchen features chrome handles, stone-effect worktops, and a range of integrated appliances including a double oven and grill, microwave, fridge freezer, four-ring gas hob, dishwasher, wine cooler, and concealed waste storage. The lounge and dining area offers plenty of room for family living, with chrome finish sockets, a tall radiator, and delightful views over the woodland backdrop.

A utility room is accessed from the kitchen, offering space and plumbing for both a washing machine and tumble dryer, with the central heating boiler also neatly housed here.

From the main living area, double doors open into a spacious hallway leading to a cosy second reception room. This inviting space features a striking media wall with a built-in log-effect electric fire, a vaulted ceiling with recessed lighting, and sliding patio doors framing views across the front aspect and woodland beyond.

Off this reception room lies the third bedroom, to be used as a versatile home office or guest room, with ample space for a single bed and freestanding furniture.

An inner hallway from the lounge leads to the remaining bedrooms and bathrooms. The primary bedroom is elegantly presented with feature wall panelling, integrated lighting, and views over the garden and woodlands. It benefits from an en-suite shower room, fully tiled and fitted with a WC, wash basin, shower cubicle, and chrome towel warmer. The second bedroom is a generous double, ideal for guests or family members, with space for wardrobes and a double bed.

The family bathroom is luxuriously designed, featuring marble-effect tiling, a large bathtub with gold-trimmed fittings, open rainfall shower, WC, wash basin, and a separate handheld diverter for added practicality.

The rear garden can be accessed from either of the reception rooms or via the utility area. Porcelain tiles continue along the side of the property, flanked by decorative stone-chipped areas, before opening out to a manicured L-shaped lawn and sunny south-facing patio — perfect for entertaining or relaxing on warm summer days. The garden is enclosed by timber fencing for privacy and features raised beds, a beautiful olive tree, and an outdoor electrical socket for convenience.

A separate conservatory/sunroom — accessible off the utility area — provides yet another versatile space, ideal as a reading nook, music room, or garden retreat. From here, there's direct access into the double garage, fitted with two single doors, offering further practicality.

During their ownership, the current vendors have carried out a range of modern upgrades including new windows and external doors, a rewire (no certificate seen), a new central heating boiler, and replacement radiators — ensuring the home is presented in excellent, contemporary condition throughout.

### 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 26-10-25

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

### Lounge

15'7" x 12'1" (4.76 x 3.69)

### Kitchen/Living/Diner

21'7" x 15'7" (6.59 x 4.76)

### Utility

6'5" x 4'9" (1.97 x 1.46)

### Bedroom 1

16'6" x 11'7" (5.04 x 3.54)

### En-Suite

5'8".236'2" (1.751.72)

### Bedroom 2

8'10" x 8'6" (2.70 x 2.61)

### Bedroom 3

9'7" x 8'4" (2.94 x 2.55)

### Conservatory

16'2" max x 15'0" max (4.94 max x 4.59 max)



**Double Garage**  
18'0" x 17'3" (5.51 x 5.28)

### 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, Kinmel 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

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.