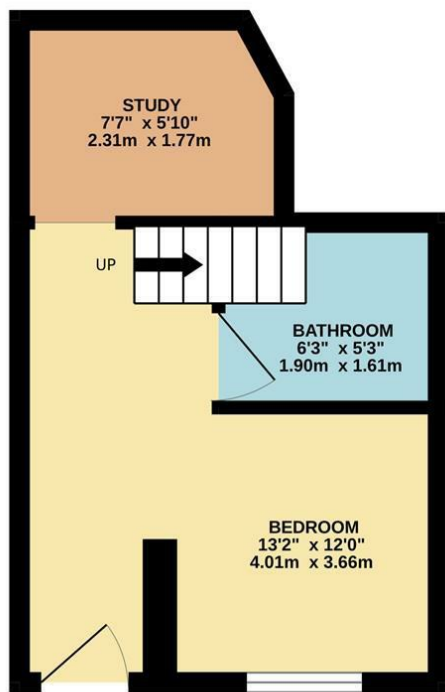
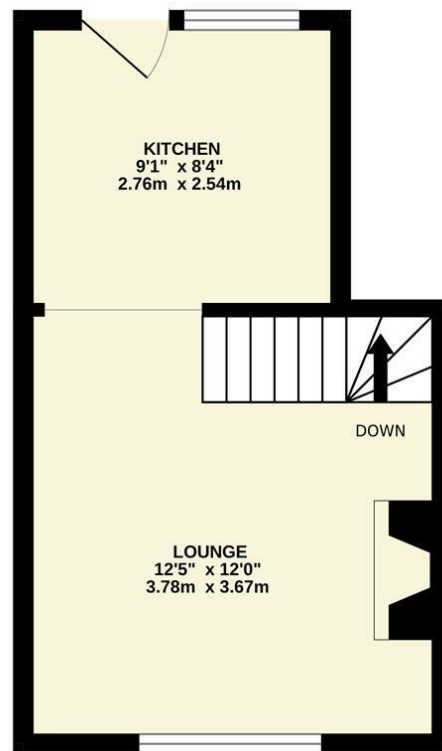




GROUND FLOOR
196 sq.ft. (18.2 sq.m.) approx.



1ST FLOOR
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 412 sq.ft. (38.3 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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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		94	(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	53		(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

2 Bryn Golau, Abergele, LL22 8LP

£125,000



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£125,000



Tenure
Freehold

Council Tax Band
Band - A - Average from 01-04-2026 £1,648.55

Property Description
The property is approached via an iron gate opening into a pleasant and low-maintenance front garden laid with stone chippings and bordered by attractive flower beds. A charming seating area provides the perfect place to sit and soak in the spectacular outlook, with uninterrupted views towards the coastline, and surrounding mountains. A PVC entrance door leads into the home.

Inside, the property benefits from a cleverly flipped living arrangement, with the sleeping accommodation positioned on the ground floor and the main living space located upstairs to fully maximise the stunning views.

The bedroom is arranged in an open-plan style with the entrance area, partially divided by a stud wall incorporating a fitted wardrobe to add both practicality and subtle separation. This cosy and functional space is served by an electric storage heater, with an additional infrared heater positioned above the bed for added comfort.

Beyond the bedroom, an open doorway leads through to a versatile additional room. Currently offering plumbing for a washing appliance, this flexible space could alternatively accommodate a single bed, hobby area, or useful storage, depending on individual requirements. Please note this room does not benefit from direct windows.

The bathroom is conveniently positioned just off the bedroom, effectively functioning as an en-suite. Stylishly finished in a contemporary design, it is fully tiled from floor to ceiling and fitted with a bath with electric shower over, wash basin, and WC.

A staircase rises to the first floor, where the main living

accommodation opens into a bright and inviting lounge. This spacious room enjoys the property's finest views, with the front elevation framing stunning sea vistas and creating a wonderfully uplifting living environment. A prominent chimney breast houses what is believed to be the original ornate cast iron fireplace, adding charm and character to the room. There is also space for a compact dining table and chairs, making this a practical and sociable living area.

Positioned to the rear and open plan to the lounge, the kitchen is fitted with a range of contemporary high-gloss wall and base units, offering a sleek and functional finish. Integrated appliances include an electric oven, hob, and extractor hood, while a stainless steel sink with drainer sits conveniently beneath the worktop. There is under-counter space for a fridge, and the immersion hot water tank is neatly concealed within a storage cupboard.

From the kitchen, access is provided to the rear garden, where a compact paved patio creates an initial outdoor seating area. Steps rise through a tiered garden arrangement, leading first to a stone-chipped section before continuing across three further elevated levels. At the very top, a level terrace laid with artificial turf rewards you with exceptional panoramic views over the coastline and surrounding landscape. Early risers will be particularly captivated by the spectacular sunrises enjoyed from this elevated position.

The property has also recently benefitted from newly fitted front elevation windows, installed in December 2025, further enhancing comfort and efficiency.

The property is within a short distance of Llanddulas village center, offering a chip shop, post office, the popular Valentine Inn gastro pub, an Indian takeaway/restaurant, Llanddulas beach, and coastal paths. Commuting along the North Wales Coast is effortless with the A55 just moments away!

Services
It is believed the property is connected to mains 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 24-1-26

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

Lounge
12'4" x 12'0" (3.78 x 3.67)

Kitchen
8'3" x 9'0" (2.54 x 2.76)

Bedroom
13'1" max x 12'0" max (4.01 max x 3.66 max)

Bathroom
6'2" x 5'3" (1.90 x 1.61)

Utility
5'9" x 7'6" (1.77 x 2.31)

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
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.

