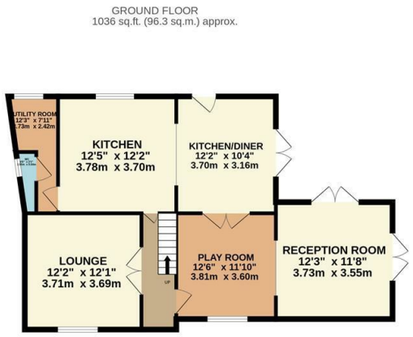

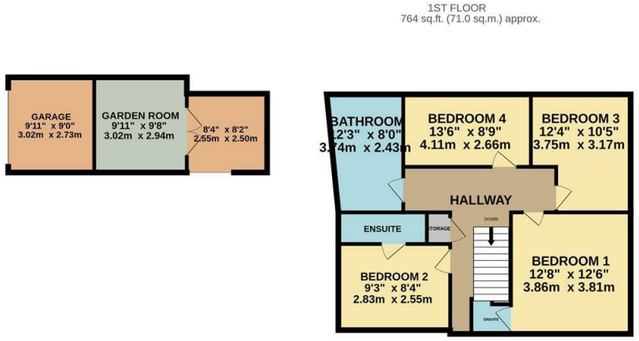

TOTAL FLOOR AREA : 1800 sq.ft. (167.2 sq.m.) approx.

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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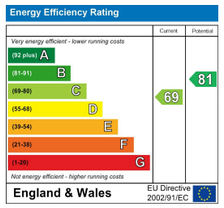

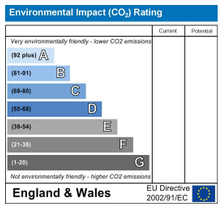

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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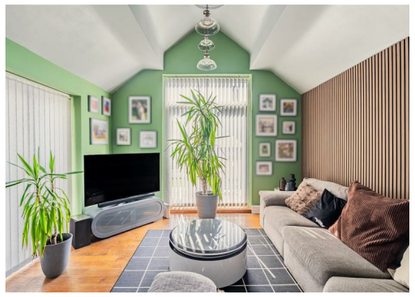

Tenure
Freehold

Council Tax Band
Band - F - Average from 01-04-2026 £2,704.53

property Description
Approached through elegant cast iron gates, a slate-paved pathway bordered by decorative pebbles and a low stone wall creates an impressive first impression. A composite front door opens into an inviting entrance hall, where beautiful real wood flooring immediately sets the tone for the quality and warmth found throughout the home.

Double glazed timber doors lead into the welcoming lounge, a bright and relaxing space featuring wood flooring, neutral plastered walls, and a contemporary floating electric fire with a timber-panelled feature surround. Deep-set double-glazed windows allow natural light to flood the room, creating a calm and comfortable atmosphere.

At the heart of the home lies the superb kitchen and dining area, perfectly designed for family life and entertaining. Combining wood and tiled flooring, the space centres around a substantial island unit with practical storage beneath, creating an ideal gathering point for family and guests. The kitchen is fitted with wooden wall and base units, marble-effect worktops, tiled splashbacks, an electric range cooker, integrated dishwasher, and a fridge. An open archway flows effortlessly into the dining area, which comfortably accommodates a large dining table and enjoys direct access to both the garden and driveway through patio and rear doors.

Additional reception space is provided by the former dining room, now utilised as a fantastic playroom or games room. With a combination of wood-panelled and plastered walls, together with wood flooring, this versatile room offers endless possibilities for family living, hobbies, or entertaining.

The snug is undoubtedly one of the property's most charming spaces. Featuring wood panelling, slate-effect feature walls, a striking log burner, and high ceilings, this room provides a cosy retreat during the winter months. Two sets of patio doors open directly onto the garden, allowing the space to effortlessly connect with the outdoors during the warmer seasons.

A practical utility room provides additional storage and space for multiple appliances, while a convenient ground floor WC and wash basin add further functionality to the home.

The principal bedroom is a bright and spacious retreat, featuring wood-effect flooring, fitted wardrobes, and ample room for a double bed and additional furniture. The modern en-suite shower room is finished with tiled walls and flooring and includes a contemporary shower cubicle, WC, and wash basin. The additional bedrooms are all generously proportioned, all able to accommodate double beds, offering flexible accommodation for family members or guests, with large windows providing plenty of natural light and space for freestanding furniture. The second bedroom also comes with an En-suite shower room offering more convivence for family members or guests.

The family bathroom is equally impressive, offering a luxurious Jacuzzi bath alongside a separate walk-in shower. Tiled walls, a WC, and a wash basin complete this bright and airy space, creating the perfect setting to unwind at the end of the day.

Externally, the property continues to impress. A long driveway provides parking for multiple vehicles, while the raised rear garden has been thoughtfully designed for low-maintenance enjoyment. Finished with slate paving and artificial lawn, the west-facing aspect creates a wonderful suntrap, allowing you to enjoy the evening sunshine. Steps lead to a lower-level garden area finished with decorative pebbles and a charming water feature, while high timber fencing provides both privacy and security.

A particularly exciting feature is the partially converted garage. The front section remains an excellent storage area, while the rear has been transformed into a fully insulated home bar, complete with electricity, Wi-Fi, tiled flooring, and plastered walls. A sheltered seating area outside creates the perfect setting for entertaining guests throughout the year, making this space ideal as a bar, games room, garden retreat, or home office.

Rich in history and beautifully adapted for modern family life, this remarkable home offers generous living accommodation, excellent entertaining space, and a warm, welcoming atmosphere throughout.

Services
It is believed the property is connected to mains electric and water. The central heating is fed off an oil boiler and there is a septic sewerage tank located on the property. We recommend you confirm this with your solicitor.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 30-6-26

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

Lounge
12'2" x 12'1" (3.71m x 3.69m)

Kitchen
12'4" x 12'1" (3.78m x 3.70m)

Dining Room
12'1" x 10'4" (3.70m x 3.16m)

Playroom
12'5" x 11'9" (3.81m x 3.60m)

Reception Room
12'2" x 11'7" (3.73m x 3.55m)

bedroom 1
12'7" x 12'5" (3.86m x 3.81m)

Bedroom 2
9'3" x 8'4" (2.83m x 2.55m)

Bedroom 3
12'3" x 10'4" (3.75m x 3.17m)

Bedroom 4
13'5" x 8'8" (4.11m x 2.66m)

Bathroom
12'3" x 7'11" (3.74m x 2.43m)

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.