



P J B

Prys Jones & Booth



12 Bryn Onnen, Abergele, LL22 8DF
£289,950



TOTAL FLOOR AREA : 1541sq.ft. (143.2 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		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 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 - E - Average from 01-04-2026 £3,022.34

Property Description

The property immediately creates a favourable impression, with a well-maintained frontage incorporating a brick-paved driveway and useful car port. The low-maintenance front garden is laid with attractive slate chippings and enclosed by a low-level wall, with a small flower bed, established shrubbery and space for potted plants adding colour and character. The car port continues to the side, where a gate provides convenient access into the rear garden.

A uPVC door with glazed insert and matching side panel opens into a welcoming vestibule, where papered walls provide a pleasant introduction to the accommodation. A further timber glazed door leads into the main hallway.

The hallway is carpeted and provides access throughout the home, whilst two substantial storage cupboards offer excellent practicality. One provides useful coat and shoe storage, whilst the second houses the gas central heating boiler alongside additional linen storage. A drop-down loft ladder provides access to the loft, which is mostly boarded and insulated and benefits from a gable window, offering a particularly useful area for additional storage.

The spacious lounge provides a comfortable setting for relaxing and entertaining, with coved ceilings and an attractive feature fireplace forming the focal point. The living flame gas fire is framed by an ornate tiled surround, real stone hearth and decorative timber mantel, adding a traditional touch to the room. Double doors open directly into the conservatory, whilst a further set of double doors connects the lounge with the breakfast and dining area of the kitchen, creating a lovely sense of flow between the principal living spaces.

The conservatory provides a pleasant additional reception room overlooking the garden. Finished with terracotta tiled flooring and enjoying attractive views across the established planting, this versatile space could be arranged as a quiet sitting room, reading area or somewhere to enjoy the garden throughout the seasons. Double doors provide direct access outside.

The kitchen is fitted with a combination of wall and base-mounted cabinetry, complemented by tiled splashbacks and wood-effect flooring. A stainless steel sink and half with draining board is positioned alongside space for a freestanding cooker, washing machine and dishwasher. Opening directly from the kitchen is a generous breakfast and dining area, comfortably accommodating a six-seater dining table and chairs and providing a practical everyday space for family meals and entertaining.

A door from the kitchen and dining area leads into a useful side porch. Currently offering an ideal space for gardening equipment or use as a potting area, the space also has the potential to be adapted into a utility area should the new owner wish to add power. From here there is access to the WC, together with internal access into the single garage.

Both bedrooms are well proportioned. The first offers plenty of room for a range of freestanding furniture alongside an extensive range of fitted wardrobes, providing excellent storage. The second is also a comfortable double room with space for freestanding furniture and the added character of coved ceilings.

The bathroom is fully tiled and finished with a decorative patterned border. The suite comprises a large shower cubicle, wash hand basin with useful storage beneath, WC and shaver point.

The rear garden is undoubtedly one of the property's most appealing features. Accessible from both the conservatory and side porch, the garden begins with a paved patio area sheltered by a manually operated canopy, providing an ideal spot for outdoor seating and entertaining. Established trees, shrubs and planting create a mature and private setting, whilst a gently tiered section provides further paved areas and additional space to enjoy.

Several established apple trees add seasonal interest, while the garden is enclosed by timber fencing to create a good degree of privacy. Green-fingered buyers will appreciate the presence of a greenhouse, whilst a generously proportioned summer house provides a wonderful retreat, offering a shaded place to relax and enjoy the garden away from the main house. The south-west facing aspect ensures the garden can benefit from plenty of sunshine, particularly later into the day and during the evening.

The property also benefits from solar panels, which are believed to be owned outright by the vendors. No information regarding any historic or current feed-in tariff has been provided by the vendor, and prospective purchasers should make their own enquiries regarding the installation and any associated arrangements.

Situated on the North Wales coast, Abergele is a popular market town offering a convenient range of everyday amenities, including independent shops, cafés, pubs, restaurants and supermarkets. The town also benefits from attractive green spaces including Pentre Mawr Parc, while the nearby coastline provides opportunities for seaside walks and access to the wider coastal path. Abergele & Pensarn railway station provides rail connections along the North Wales coast, whilst the A55 Expressway is easily accessible for journeys towards Llandudno, Chester and the wider North West.

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 26-8-26

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

Lounge

19'10" x 12'10" (6.06 x 3.92)

Kitchen Diner

17'0" x 9'3" (5.20 x 2.84)

Conservatory

13'1" x 7'8" (4.00 x 2.35)

Bedroom 1

13'10" x 11'10" (4.24 x 3.63)

Bedroom 2

14'7" x 10'5" (4.47 x 3.18)

Garage

18'6" x 9'5" (5.64 x 2.89)

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.

