



GROSS INTERNAL AREA
FLOOR 1: 980 sq. ft, 91 m², FLOOR 2: 491 sq. ft, 46 m²
EXCLUDED AREAS: , GARAGE: 157 sq. ft, 15 m²
CONSERVATORY: 112 sq. ft, 10 m², REDUCED HEADROOM BELOW 1.5M: 37 sq. ft, 3 m²
TOTAL: 1471 sq. ft, 137 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



22 Bryn Derwen, Abergele, LL22 8DE
Offers in the region of £365,000



FLOOR 1

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	75	A	A
62	75	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

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.



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Tenure
Freehold

Council Tax Band
E - Average £2,122.59

Property Description

The ground floor accommodation comprises of a uPVC double glazed door opening into a tiled entrance porch with exposed brick, a timber frame door opens into a bright and airy entrance hall laid with solid oak flooring flowing into multiple rooms throughout the property, a large lounge fitted with coving, down lighting and a feature electric fireplace while enjoying an open aspect look to the front, from the lounge is an open plan breakfast room with bi fold doors that lead into a wonderful composite glazed orangery fitted with 'Fischer' electric heaters, and enjoys panoramic views of the rear garden and Coed Y Gopa Woodlands. An extended, modern fitted kitchen benefiting from a range of shaker style wall and floor mounted, soft close units and is fitted with a range of integrated appliances that include an electric double oven, induction hob, a dish washer, extractor hood and offers ample room for a free standing 'American style' fridge freezer, integral access to the garage is also available from the kitchen. A primary bedroom is located at the front of the property and is currently serving as a second reception/dining room, a second double bedroom looks onto the rear garden and benefits from fitted wardrobes, and completing the ground floor is a contemporary, tiled bathroom comprising of a wall mounted chrome towel rail, a 'Fischer electric heater' clear glass shower cubicle with plastic cladding for easy cleaning, a rainfall showerhead and handheld diverter.

The first floor accommodation comprises of a landing flooded with natural light from a 'Velux' window, a primary bedroom also with natural light pouring in enjoys views of the Coed Y Gopa Woodlands and profits from fitted wardrobes, exposed wooden beams and a plastic cladded en-suite shower room, and finally a versatile fourth bedroom currently utilised as a home office also has views of the woodlands and is fitted with a en-suite WC and has a large storage area.

The property also benefits from gas central heating and double glazing throughout, a single garage with power and a recently installed electric roller door, a ramp leading to the front door allowing for wheelchair access, extensive 'drive on, drive off',

block paved off road parking for multiple vehicles and timber gates give access to a wonderful SOUTH FACING rear garden that is a gardener's dream! Laid mainly to a well-manicured lawn the rear garden is also bordered with a multitude of flower beds, a large vegetable patch could also be created, there is ample room for a garden shed and when a well-deserved rest is in need a recently installed, raised composite deck with glass banister serves as the ideal spot to sit and enjoy the afternoon sun!

Over the current period of ownership, the vendors have modernised and lovingly maintained the property and presents in superb condition throughout!

Key Feature

A key feature of the property would be its location. Situated on the highly sought-after residential estate of Bryn Derwen the property is surrounded by bungalows of a similar build and is within a short drive of Abergele Golf Club. For those looking to spend their day exploring walking routes, Tan y Gopa Woodlands is within a moments' walk along with a peaceful river side path and the now world famous Grwyth Castle. The property is also conveniently situated within a 10-minute walk of Abergele town centre offering a wide range of local shops, gastro pubs, cafes and other local amenities along with easy access to the award winning Pensarn beach and for those looking to commute along the North Wales Coast the A55 is only a few minutes' drive away!

Lounge
17'2 x 13' (5.23m x 3.96m)

Breakfast Room/Dining Area
8'8 x 11' (2.64m x 3.35m)

Conservatory
8'11 x 12'6 (2.72m x 3.81m)

Kitchen
18'2 x 11'10 (5.54m x 3.61m)

Dining/Bedroom 2
12'2 x 15' (3.71m x 4.57m)

Bedroom 3
10'11 x 10'11 (3.33m x 3.33m)

Bedroom 1
17'2 x 14'7 (5.23m x 4.45m)

Bedroom 4
12' x 12' (3.66m x 3.66m)

Garage
9'4 x 16'9 (2.84m x 5.11m)

Abergele

Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area

with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

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, Kinnel 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.

In House EPC

We also offer a professional in house EPC service. Please call us today to find out about our comparative fees.

Professional Services

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