



**8, Maes Cynbryd, Llanddulas, Abergele, LL22 8HF**

Approximate Gross Internal Area = 113.3 sq m / 1219 sq ft  
 Garage = 16.8 sq m / 181 sq ft  
 Total = 130.1 sq m / 1400 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 FloorplansUsketch.com © 2024 (ID1060041)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) A	67	(92-100) A	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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.



**8 Maes Cynbryd, Llanddulas, LL22 8HF**

**Offers in excess of £155,000**



# 8 Maes Cynbryd, Llanddulas, LL22 8HF

## Offers in excess of £155,000



**Tenure**  
Freehold

**Council Tax Band**  
C - Average from 01-04-2024 £1,898.54

### Property Description

A lawned front garden leads to a brick-paved pathway guiding you to the front porch. Access is granted via a UPVC double-glazed door with a glazed side panel into the spacious entrance hallway, laid with laminate flooring. This welcoming space boasts a large cloakroom cupboard and an additional storage cupboard.

The family lounge is bathed in natural light from its south-facing aspect and offers ample space for lounge furniture. A UPVC double-glazed "tilt & slide" door opens onto the garden, creating a seamless transition from indoors to outdoors.

A modern high-gloss kitchen, recently installed by the vendors, offers ample wall and base-mounted units finished with a timber-effect worktop. Complemented by a brick-tiled splashback, the kitchen has a contemporary aesthetic. Integrated appliances include an electric oven and a five-ring gas hob, with space provided for an undercounter fridge and freezer.

A distinguishing feature of this property is the additional living accommodation on the ground floor. Currently utilized as a lounge/dining area, this space could easily serve as an additional fourth bedroom, with a ground floor bathroom conveniently located just across the hallway. The bathroom, featuring a skylight, comprises a WC, hand wash basin, and an above-bath shower.

Completing the ground floor is another versatile space, ideal for use as a home office, snug, or additional single bedroom.

Ascending the stairs to the first floor, the landing offers access to the loft space.

The primary bedroom is generously proportioned, offering ample room for a king-size bed, dressing table, sideboards, and bedside cabinets, all while enjoying abundant natural light from the southerly aspect.

The second bedroom is also a double room, bright and spacious with sufficient room for bedroom furniture.

Bedroom three offers ample space for a single bed with wardrobes and overlooks the children's play park located just to the front of the property.

The partially tiled bathroom on the first floor features a hand wash basin with storage options beneath, a WC, and a fitted bath with a clear glass screen and an above-bath showerhead fed off a mixer tap. Additionally, the boiler cupboard provides extra storage space.

The rear garden, enclosed with secure timber fencing, enjoys a sunny south-facing aspect, providing plenty of sunshine throughout the day. The lawn section is perfect for children's play, and a useful side gate leads to the parking area adjacent to the property.

Accessible from the garden, the well-proportioned single garage features power and plumbing for a washing and drying appliance.

Situated on Maes Cynbryd in the heart of Llanddulas village centre, this property offers convenient access to various amenities including a chip shop, post office, the popular Valentine Inn, 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 gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

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

**Lounge**  
15'11 x 10'9 (4.85m x 3.28m)

**Reception Room**  
13'7 x 11'1 (4.14m x 3.38m)

**Office**  
10'10 x 7' (3.30m x 2.13m)

**Kitchen**  
12'7 x 6'7 (3.84m x 2.01m)

**Bedroom 1**  
13'11 x 9'8 (4.24m x 2.95m)

**Bedroom 2**  
13'11 x 7'9 (4.24m x 2.36m)

**Bedroom 3**  
10'11 x 6'8 (3.33m x 2.03m)

**Garage**  
16'1 x 11' (4.90m x 3.35m)

**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

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

