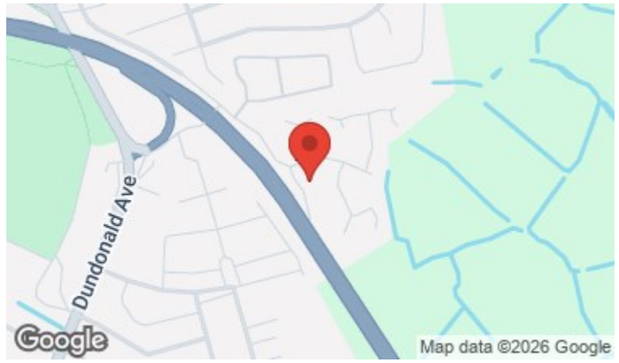
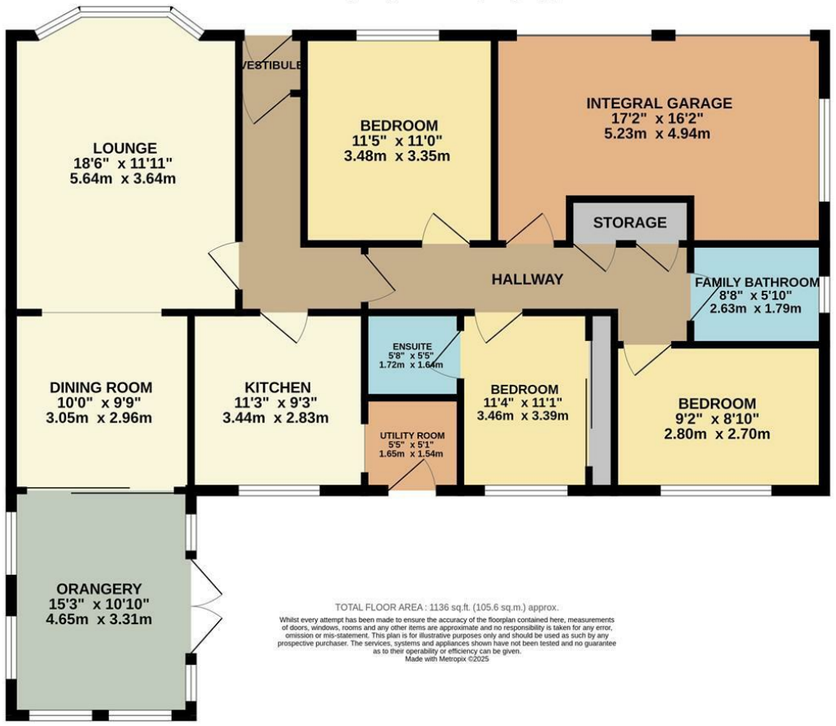


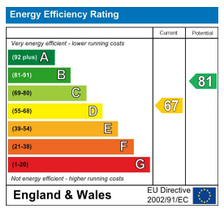


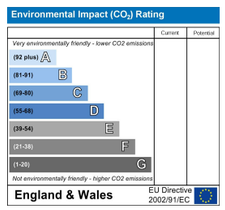
GROUND FLOOR
1136 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 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.
Made with Metropix ©2025





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.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk

P J B
Prys Jones & Booth



3 Heol Dewi, Abergele, LL22 7RJ
£350,000

3 2 3 D





3 Heol Dewi, Abergele, LL22 7RJ
£350,000





Tenure
Freehold

Council Tax Band
E - Average from 01-04-2026 £3,022.34 - Infromation provided by www.conwy.gov.uk/en/Resident/Council-Tax/Council-Tax-Bands

Property Description
Boasting excellent kerb appeal, the property is approached via a hardstanding driveway, bordered with brick paving and providing ample off-road parking for multiple vehicles. Adjacent to the driveway, a low-maintenance front garden is laid with stone chippings and dotted with mature shrubbery, adding a touch of greenery to the frontage.

A charming open porch with quarry-tiled flooring shelters a composite double-glazed door, leading into a welcoming entrance vestibule. From here, a timber-glazed internal door opens into a stylishly decorated hallway laid with wood-effect flooring, offering two handy storage cupboards and integral access to the double garage.

The lounge is a bright and inviting space, with a large bay window allowing plenty of natural light to fill the room. Decorated in neutral tones, this contemporary space is enhanced by a sleek electric fire, framed by a marble mantle and hearth, creating a warm and cosy atmosphere.

Flowing seamlessly from the lounge, an open archway leads into the dining area, providing ample space for a dining table, chairs, and a sideboard. Beyond the dining area, a stunning Orangery offers panoramic views of the rear garden, serving as a peaceful retreat to unwind and relax. Stylishly tiled flooring and decorated in soft, neutral tones, this space benefits from double doors that open onto the garden, bringing the outdoors inside.

The kitchen keeps in line with the property's modern feel, fitted with a mix of wall and base-mounted high-gloss units finished with chrome handles. Clever storage solutions such as pull-out shelving units maximise cupboard space. A luxurious granite worktop extends to the upstands, windowsills, and splashback, complementing the stylish design. Integrated appliances include a Bosch electric double oven/grill, a Bosch induction hob, and space for a freestanding dishwasher. LED lighting under the cabinets and sleek ceiling downlights further elevate the space. A doorway leads into a separate utility area, where plumbing and power are provided for both a washing machine and tumble dryer, along with additional space for a freestanding fridge freezer.

The primary bedroom is a spacious and well-lit retreat, comfortably accommodating a king-size bed flanked by bedside cabinets. Mirrored fitted wardrobes provide ample storage, while a pleasant view of the rear garden enhances the relaxing ambiance. Adding to the convenience is the contemporary en-suite, fully tiled and fitted with a clear glass shower cubicle featuring a folding screen, a rainfall showerhead with a separate handheld diverter, a ceramic WC, a hand wash basin with storage options beneath, and a chrome heated towel rail.

The second bedroom is a generously sized double, offering ample space for either a king-size bed or twin beds, with room for freestanding wardrobes and additional furniture.

The third bedroom is currently utilised as a home office but could comfortably accommodate a single or double bed. This versatile space also enjoys a pleasant view of the rear garden.

The family bathroom continues the home's contemporary theme with a stylish, fully tiled design. Storage solutions are cleverly integrated, with cabinets both above and below the sink unit, while the WC is seamlessly incorporated into the space. A P-shaped bath with a clear glass screen features an overhead rainfall showerhead and a separate handheld diverter. A backlit vanity mirror completes the sleek and functional design.

The rear garden has been thoughtfully designed for low maintenance while maximising outdoor enjoyment. Paved seating areas provide the perfect setting for family barbecues and summer gatherings, with an additional patio space in the far-right corner positioned to soak up the last of the evening sun. Artificial turf adds a vibrant pop of greenery, while a striking rock-style water feature serves as an eye-catching focal point. A charming timber summerhouse offers the perfect garden retreat or additional storage space. A paved pathway runs alongside the property, providing easy access to the front.

This stunning bungalow is an exceptional find, offering stylish, modern living in a sought-after location just moments from the coast, countryside walks, and all the amenities Abergele has to offer.

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.

Both full fibre and copper broadband are available to the property. Source - www.openreach.com/fibre-checker - as of 3-2-25

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

Lounge
18'6" x 11'11" (5.64 x 3.64)

Dining Room
10'0" x 9'8" (3.05 x 2.96)

Orangery
15'3" x 10'10" (4.65 x 3.31)

Kitchen
11'3" x 9'3" (3.44 x 2.83)

Bedroom 1
11'4" x 11'1" (3.46 x 3.39)

Bedroom 2
11'5" x 10'11" (3.48 x 3.35)

Bedroom 3
9'2" x 8'10" (2.80 x 2.70)






Family Bathroom
8'7" x 5'10" (2.63 x 1.79)

Double Garage
17'1" x 16'2" (5.23 x 4.94)

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.