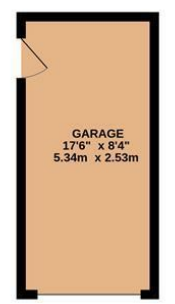


GROUND FLOOR
843 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.4 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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17 Bryn Rhosyn, Abergele, LL22 8EZ
£265,000



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	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.



17 Bryn Rhosyn, Abergele, LL22 8EZ

£265,000



Tenure
Freehold

Council Tax Band
Band - D - average from 01-04-2026 - £2,472.82 -
Information from conwy.gov.uk

Property Description
A UPVC double-glazed front door opens into a welcoming entrance porch, featuring exposed brick walls and a tiled floor. From here, a timber glazed panel door leads into a cosy entrance hallway, laid with plush carpet and offering a handy storage cupboard with ample shelving and a radiator, ideal for airing clothes. The loft space is also accessible from the hallway via a drop-down ladder and is partially boarded for additional storage.

The lounge is a bright and inviting retreat, where coved ceilings add a touch of character. A wall-mounted electric fire with a flame effect serves as an elegant focal point, while patio doors allow natural light to flood the space, seamlessly connecting the indoors to the garden beyond.

The kitchen is well-equipped, fitted with a combination of wood-effect wall and base-mounted units, complemented by a tiled splashback. A stainless-steel sink sits beneath a large window, while integrated appliances include an electric oven with a four-ring gas hob. There's also ample space for a washing appliance, a freestanding fridge freezer, and even a dining table and chairs for casual mealtimes.

The primary bedroom is a spacious and peaceful retreat, offering plenty of room for a king-size bed, bedside cabinets, and freestanding wardrobes. A charming box bay window allows plenty of natural light to stream in, with picturesque views across farmland and Tower Hill Woodland.

The second bedroom is another well-proportioned double room, easily accommodating a double bed, bedside cabinets, and additional storage furniture, while enjoying the same tranquil views as the primary bedroom.

The bathroom is finished in a part-tiled design, featuring a low-level shower tray with a glass screen and an electric shower. A ceramic hand wash basin with storage beneath, a WC, and a chrome heated towel rail complete the space.

A side door from the kitchen leads to a small, gated area—perfect for keeping pets safe—before opening onto the driveway. The garage is fitted with an electric up-and-over door, has the benefit of power, and offers convenient access to the rear garden via a side door.

The south-facing garden is a true suntrap, ensuring plenty of sunshine throughout the day and into the evening. Designed with low maintenance in mind, it features a neatly kept patch of artificial grass, a spacious block-paved patio for outdoor dining, and flowerbeds bordered with wood chippings and mature shrubbery. Enclosed by a mix of timber and concrete panel fencing, this private outdoor space is perfect for relaxing and entertaining.

Offered with no forward chain, this well-loved home is ready for its next owners, as the vendors have already secured their onward accommodation.

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 18-2-25

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

Lounge
15'8" x 11'11" (4.78 x 3.64)

Kitchen
11'11" x 10'1" (3.64 x 3.08)

Bedroom 1
11'8" x 10'9" (3.56 x 3.29)

Bedroom 2
11'0" x 10'1" (3.37 x 3.08)

Shower Room
6'3" x 6'3" (1.93 x 1.91)

Garage
17'6" x 8'3" (5.34 x 2.53)

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.

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.

