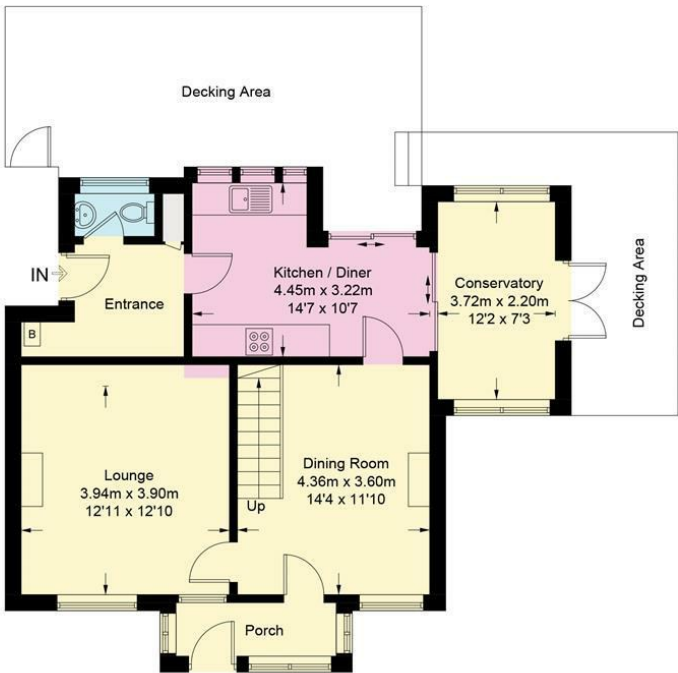


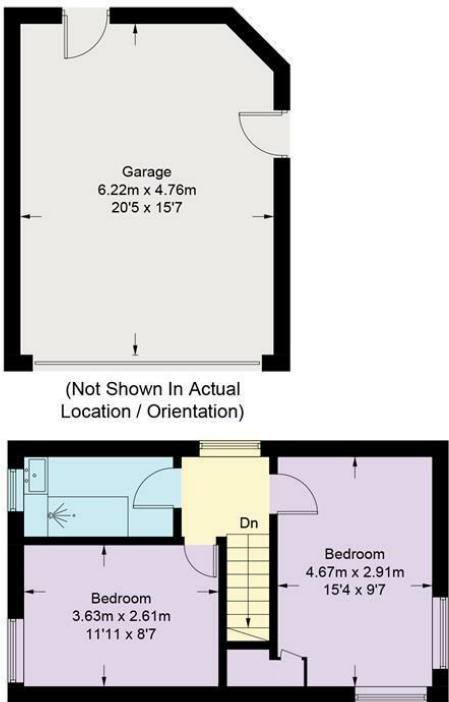


Blaenddol, Llangernyw Abergele, LL22 8UB

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft
Garage = 29.3 sq m / 315 sq ft
Total = 128.0 sq m / 1377 sq ft



Ground Floor



First Floor

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. Fourlabs.co © 2025 (ID1196130)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (12 plus) A (11-10) B (9-8) C (5-6) D (3-5) E (2-3) F (1-2) G 52		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (61-80) C (55-68) D (39-54) E (21-38) F (1-39) G 52	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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



Blaenddol , Abergele, LL22 8UB
£264,000



Blaenddol , Abergele, LL22 8UB

£264,000



Tenure

Freehold

Council Tax Band

Band - E - Average from 01-04-2025 £2,836.57

Property Description

Lovingly restored by the current owners over 30 years ago, the property was once two adjoining 19th-century cottages which they sympathetically renovated to reveal the original beams, stone fireplace, and timber floors that had been hidden under 1970s-style finishes. The result is a warm, welcoming home full of personality — ready to move into and enjoy, while offering the next owners scope to update areas such as the kitchen, bathroom, decking, and garden to their own taste.

The cosy lounge features exposed beams, timber floors, and a solid stone chimney breast housing a multi-fuel stove. The adjoining dining room, with an under-stairs nook currently used as a study, leads into a generous kitchen-diner with countryside views and access to a sunny south-facing conservatory.

Upstairs are two comfortable double bedrooms, each retaining original features, along with a practical bathroom with open shower cubicle, WC, and hand basin.

Outside, the tiered rear garden and decking areas make the most of the stunning rural outlook. While the garden now requires some attention, it offers fantastic potential for re-landscaping or creating outdoor spaces that make full use of the setting. A detached double garage with electric roller door and power provides excellent storage or workshop space.

Peacefully located yet close to village amenities and only nine miles from Abergele and the A55, this much-loved home is now ready for new owners to appreciate its character and make it their own.

Services

It is believed the property is connected to mains electric,

water and sewage services are operated off a septic tank system, 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 15-4-25

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

Lounge

12'11" x 12'9" (3.94 x 3.90)

Dining Room

14'3" x 11'9" (4.36 x 3.60)

Kitchen Dining Room

14'7" x 10'6" (4.45 x 3.22)

Conservatory

12'2" x 7'2" (3.72 x 2.20)

Bedroom 1

15'3" x 9'6" (4.67 x 2.91)

Bedroom 2

11'10" x 8'6" (3.63 x 2.61)

Garage

20'4" x 15'7" (6.22 x 4.76)

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.

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.

