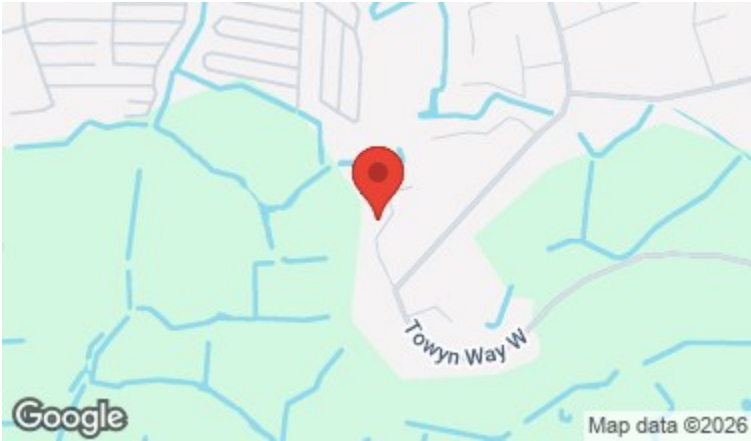
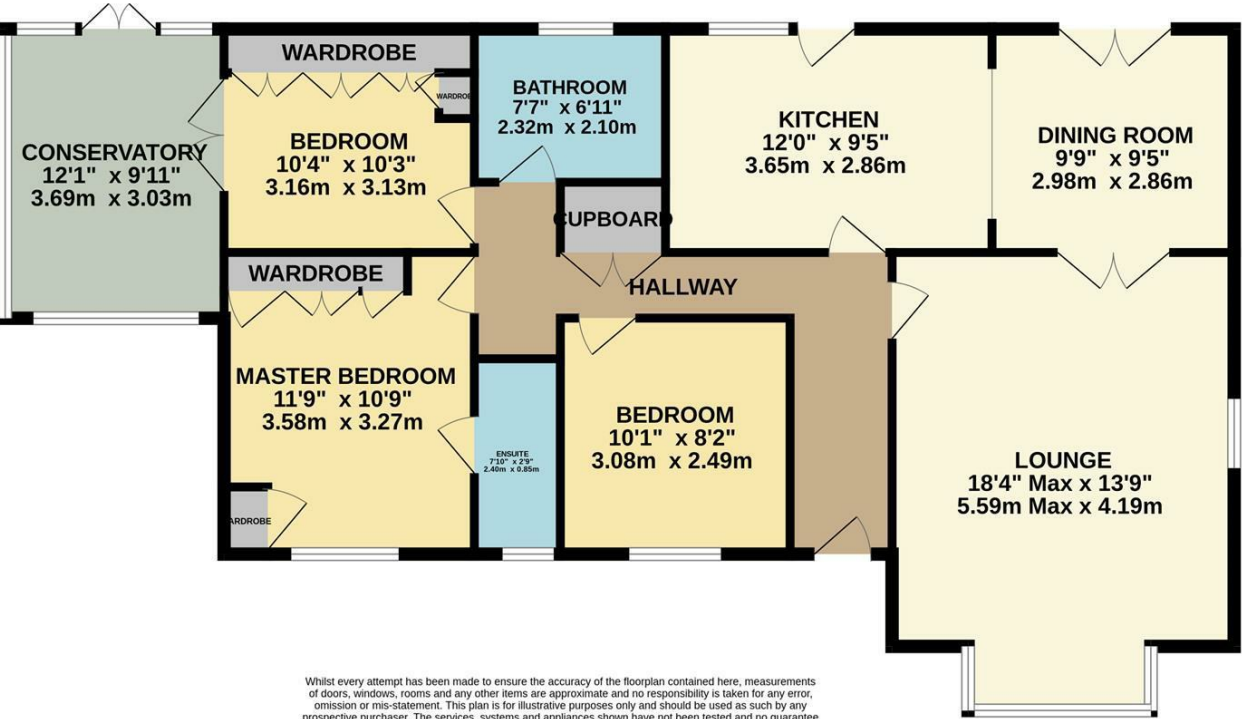




P J B  
Prys Jones & Booth

GROUND FLOOR



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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1 Trem Y Castell, Towyn, LL22 9LX  
£270,000



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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# 1 Trem Y Castell, Towyn, LL22 9LX

## £270,000



**Tenure**  
Freehold

**Council Tax Band**  
Band - D - Average from 01-04-2025 £2,320.83

### Property Description

To the front, a large lawned garden is framed by paved pathways that lead to the front entrance, rear garden gate, and a hardstanding driveway offering ample parking for multiple vehicles. The driveway extends to a single garage, fitted with an electric roller door and side access into the rear garden. An open porch provides shelter as you step through the PVC front door into a spacious L-shaped hallway, complete with a useful double storage cupboard housing the central heating boiler and shelving, with loft access via a drop-down hatch.

The lounge is a bright and welcoming space, bathed in natural light from dual aspect windows, including a charming bay window. Charming touches such as coved ceilings and a decorative timber mantelpiece framing a gas flame fireplace on a slate hearth enhance the character of the room. Glazed double timber doors open into the adjoining dining area, offering an effortless flow between spaces.

The contemporary kitchen is fitted with high-gloss wall and base units, complemented by tiled splashbacks and high-quality LVT herringbone-effect flooring. There's ample space and plumbing for under-counter appliances, including a dishwasher and washing machine. An open archway leads into the generously sized dining room, which shares the same chic flooring and is enhanced by coved ceilings and French doors opening onto the rear garden—perfect for indoor-outdoor living.

The primary bedroom enjoys a sunny south-facing aspect and is fitted with an array of built-in wardrobes, bedside tables, and overhead cabinetry. A fully tiled en-suite adds convenience, featuring a shower cubicle, WC, and hand wash basin. The second bedroom is a spacious double,

complete with fitted wardrobes and drawers, and opens into a large conservatory—a lovely retreat with access to the rear garden. The third bedroom, also a comfortable double, is ideal as a guest room, home office, or study.

The main bathroom is practical and fully tiled, with cushioned flooring, a large double sliding shower cubicle with easy-clean PVC panelling, a fitted seat, and a floor-to-ceiling grab rail, along with a WC and basin.

Step outside into a peaceful and private rear garden, enjoying a north-westerly aspect and catching the sun well into the evening. It's thoughtfully designed with paved and stone-chipped areas, a neatly kept lawn, and colourful, well-established flowerbeds. A timber shed provides handy storage, and there's convenient side access to the garage.

The town centre is within walking distance, offering a variety of local amenities, shops, and easy access to public transport links.

### 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](http://www.openreach.com/fibre-checker) - as of 10-7-25

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

### Lounge

### Dining Room

### Kitchen

### Conservatory

### Bedroom 1

### Bedroom 2

### Bedroom 3

### Bathroom

### Garage

### 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

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

