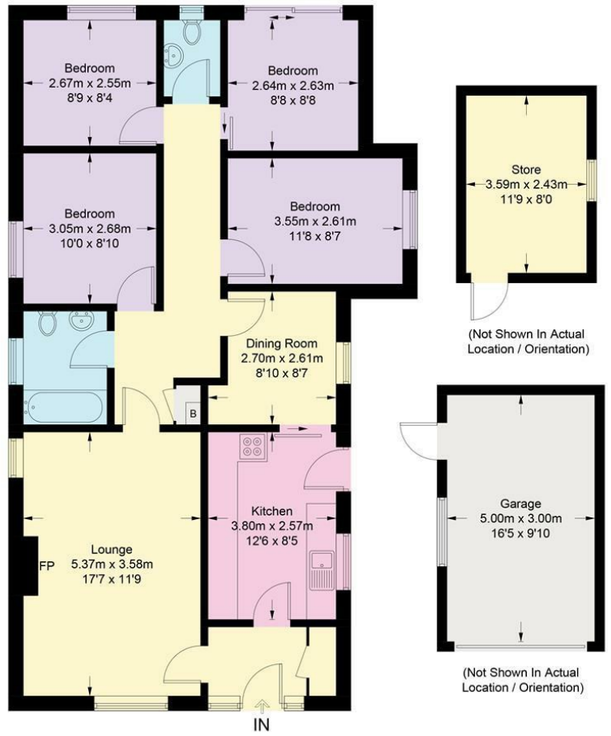


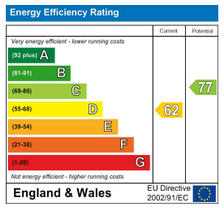


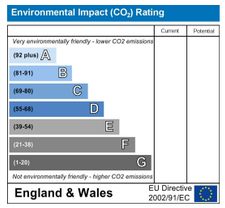
21 Trem Y Mynydd, Abergele, LL22 9YY

Approximate Gross Internal Area = 92.3 sq m / 993 sq ft
Garage = 15.0 sq m / 161 sq ft
Store = 8.8 sq m / 95 sq ft
Total = 161.1 sq m / 1249 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 © 2025 (ID1217109)





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



21 Trem Y Mynydd, Abergele, LL22 9YY

£250,000

4 | 2 | 2 | D





21 Trem Y Mynydd, Abergele, LL22 9YY
£250,000





Tenure
Freehold

Council Tax Band
Band - E - Averaged from 01-04-2026 £3,022.34

Property Description
The property is approached via a generous hardstanding driveway, offering ample off-road parking for multiple vehicles. A neat front lawn, framed by mature shrubs and vibrant planting, adds to the home's kerb appeal. Step through the UPVC front door into a welcoming hallway, complete with a practical storage cupboard perfect for coats and shoes.

The lounge is a bright and airy space, enhanced by dual aspect windows that bathe the room in natural light. A gas flame fireplace with a charming surround provides a cosy focal point, while coved ceilings add a touch of character. The kitchen is fitted with shaker-style units in a wood-effect finish, complemented by tiled splashbacks and flooring. It offers space for a freestanding fridge freezer and dishwasher, with an integrated oven and hob completing the setup.
Adjoining the kitchen is a delightful breakfast or dining room—a versatile area ideal for enjoying morning coffee, family meals, or even as a peaceful home office or reading nook.

The sleeping accommodation is generously proportioned across four bedrooms. The main bedroom enjoys views over the rear garden, with a large window drawing in the light and a built-in mirrored wardrobe providing excellent storage. The second and third bedrooms offer flexible space—ideal as bedrooms, additional lounges, or hobby rooms—while the fourth bedroom, currently used as a snug, features sliding doors leading out into the garden and an easily removable fireplace with an electric fire.

The family bathroom is partially tiled and fitted with a bathtub, hand basin, and WC, while a second separate WC adds further convenience—particularly for larger households or guests.

To the rear, the southwest-facing garden is a sun-soaked haven, ideal for relaxing or entertaining. A well-kept lawn is bordered by timber fencing for privacy, and a patio area offers the perfect spot for outdoor dining. A pathway leads to a side entrance to the garage, with an additional storehouse offering practical storage for tools or garden equipment.

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 1-7-25

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

Lounge
17'7" x 11'8" (5.37 x 3.58)

Kitchen
12'5" x 8'5" (3.80 x 2.57)

Dining Room
8'10" x 8'6" (2.70 x 2.61)

Bedroom 1
11'7" x 8'6" (3.55 x 2.61)

Bedroom 2
10'0" x 8'9" (3.05 x 2.68)

Bedroom 3
8'7" x 8'7" (2.64 x 2.63)

Bedroom 4
8'9" x 8'4" (2.67 x 2.55)

Garage
16'4" x 9'10" (5.00 x 3.00)

Store
11'9" x 7'11" (3.59 x 2.43)

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.

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.

