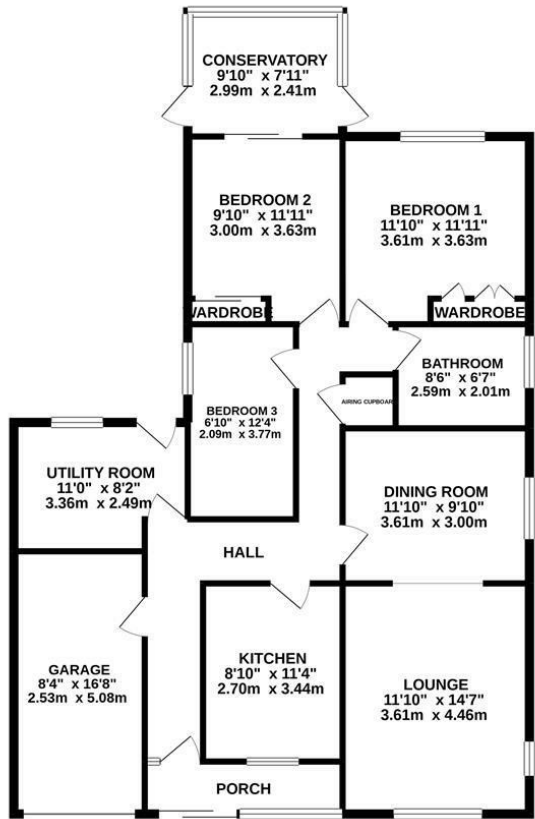




P J B
Prys Jones & Booth



GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.



34 Bryn Twr, Abergele, LL22 8DD
£325,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ 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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34 Bryn Twr, Abergele, LL22 8DD

£325,000



Tenure
Freehold

Council Tax Band
E - Average £2,836.57

Property Description
The property comprises a double glazed sliding door opening into a welcoming tiled entrance porch, a timber frame door leads into an 'L shape' hallway with a large linen cupboard, a bright and spacious lounge with coved ceilings and a feature gas fire surrounded by a wooden mantle and solid stone hearth, an open arch leads from the lounge into a amply sized dining room, a fitted kitchen offering a range of wall and floor mounted units along with a tiled splash back, a selection of integrated appliances that include an electric double oven, halogen hob, dishwasher and fridge, a separate, large utility room is located just off the hall way allowing ample room for additional free standing kitchen appliances while offering access to the rear garden. A primary bedroom profiting from fitted wardrobes, storage units and views of the rear garden, a second bedroom also with fitted wardrobes and double-glazed sliding doors open into a wonderful garden conservatory laid with tiled flooring, a versatile third bedroom that could be utilised as a home office and finally a modern, fully tiled family bathroom with a chrome, heated towel rail, a bath, hand was basin, WC and separate shower cubicle fitted with an electric 'Mira' shower.

The property also benefits from gas central heating, double glazing throughout, hard standing off road parking, a well-proportioned garage with power and an electric roller door, a loft space accessible via the hallway, a well maintained front garden laid to lawn bordered with flower beds and box hedges, to the rear of the property is a private, South West facing rear garden with a large patio area running off the utility room, a manageable lawned area bordered with flowerbeds and offers ample room for a garden shed.

Key Feature
A key feature of the property would be its location. Situated

on the highly sought-after residential estate of Bryn Twr the property is surrounded by bungalows of a similar build and is within a short drive of Abergele Golf Club. For those looking to spend their day exploring walking routes, Tan y Gopa Woodlands is within a moments' walk and the now world famous Grwyth Castle. The property is also conveniently situated within a 10-minute walk of Abergele town centre offering a wide range of local shops, gastro pubs, cafes and other local amenities along with easy access to the award winning Pensarn beach and for those looking to commute along the North Wales Coast the A55 is only a few minutes' drive away!

Lounge
11'10 x 14'7 (3.61m x 4.45m)

Dining Room
11'10 x 9'10 (3.61m x 3.00m)

Kitchen
8'10 x 11'4 (2.69m x 3.45m)

Utility
11' x 8'2 (3.35m x 2.49m)

Conservatory
9'10 x 7'11 (3.00m x 2.41m)

Bedroom 1
11'10 x 11'11 (3.61m x 3.63m)

Bedroom 2
9'10 x 11'11 (3.00m x 3.63m)

Bedroom 3
6'10 x 12'4 (2.08m x 3.76m)

Bathroom
8'6 x 6'7 (2.59m x 2.01m)

Garage
8'4 x 16'8 (2.54m x 5.08m)

Abergele
Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)



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.

In House EPC
We also offer a professional in house EPC service. Please call us today to find out about our comparative fees.

