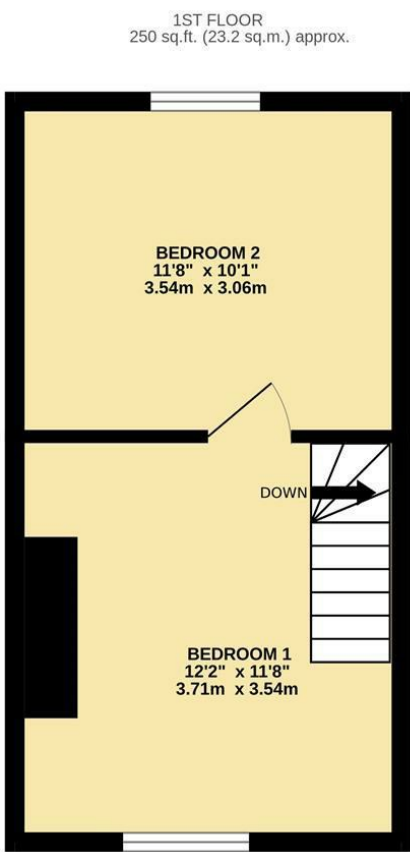
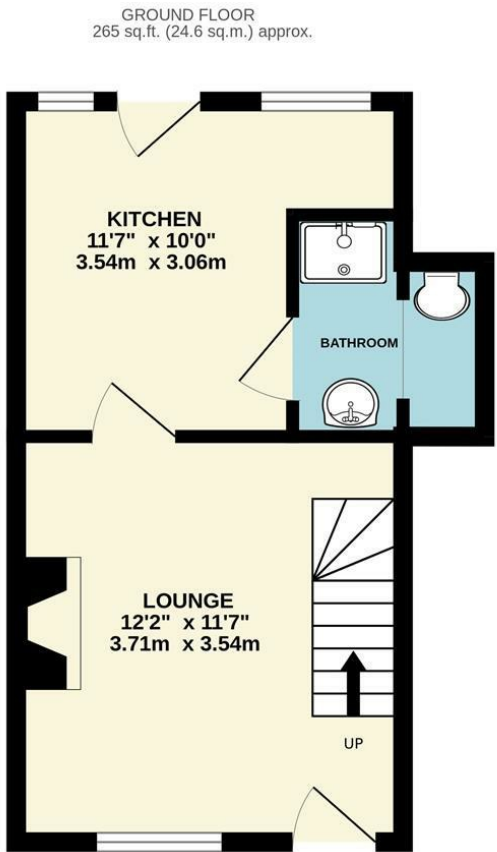
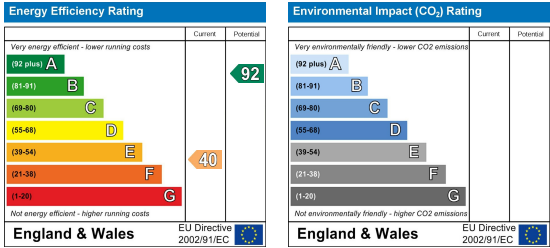




TOTAL FLOOR AREA: 515 sq.ft. (47.8 sq.m.) approx.

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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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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3, Trigfa Tai Newyddion, Gwytherin, LL22 8UT

£147,000



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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.



Tenure

Freehold.

Council Tax

Band - B - Average from 01.04.2026 £1,923.30

Property Description

On entering through the stable door, you arrive in the cosy living room, with ceiling beams and an attractive feature fireplace housing the multi-fuel stove. An open staircase leads to the first floor.

To the rear of the property is the well-proportioned kitchen, fitted with a range of wall and base units, electric cooker point and extractor fan, together with space for a small dining table. A further glazed stable door provides access to the rear of the property.

Off the kitchen is a stylish modern shower room, featuring an exposed stone wall, shower cubicle with electric shower, low-level WC and wash hand basin, together with the added benefit of underfloor heating.

To the first floor are two double bedrooms. The principal bedroom is a generous open-plan space with scope, if required, to be reconfigured to provide additional separation or sleeping space. The second bedroom is also a good-sized double bedroom.

Outside, the property benefits from an attractive front garden with lawn and patio seating area, providing a pleasant space to enjoy the peaceful surroundings. At the end of the terrace are two useful stone-built outbuildings, comprising a storage shed/workshop and a separate log store.

Situated in the small rural village of Gwytherin, the property is surrounded by the countryside of the Conwy Valley and provides an excellent base for enjoying the outdoors and exploring North Wales. The peaceful location will particularly appeal to those seeking a character property away from the bustle of town and city life.

The agent strongly recommends an internal viewing to appreciate the character, garden and peaceful rural setting this cottage has to offer.

Services

It is believed the property is connected to mains electric, water and sewage services although we recommend you confirm this with your solicitor.

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

Living Room

12'2" x 11'7" (3.71m x 3.54m)

Kitchen

11'7" x 10'0" (3.54m x 3.06m)

Shower Room

First Floor

Bedroom No: One

11'7" x 10'0" (3.54m x 3.06m)

Bedroom No: Two

12'2" x 11'7" (3.71m x 3.54m)

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

