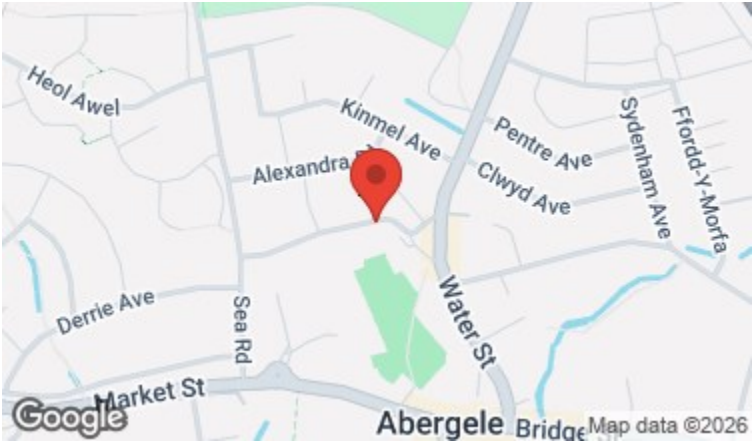
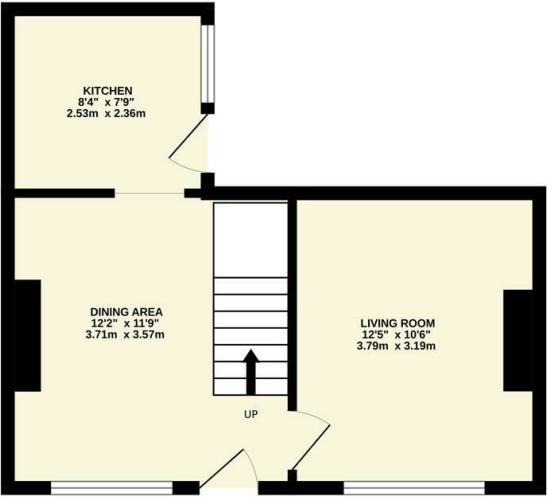


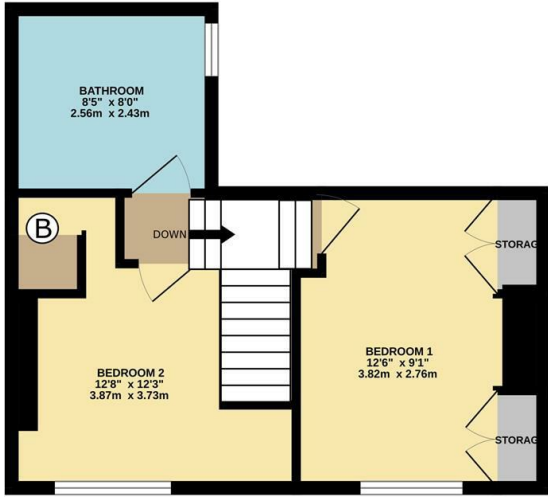


P J B  
Prys Jones & Booth

GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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# Hyfrydle Groes Lwyd, Abergele, LL22 7SU

## £130,000

2 1 2 E

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |                         |           |
|---------------------------------------------|-------------------------|------------------------------------------------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |                                                | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |                                                | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |                                                | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |                                                | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |                                                | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |                                                | (21-38) <b>F</b>                                                |                         |           |
| (1-10) <b>G</b>                             |                         |                                                | (1-10) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 83                                             | England & Wales                                                 | EU Directive 2002/91/EC | 48        |

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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www.prysjonesbooth.co.uk



# Hyfrydle Groes Lwyd, Abergele, LL22 7SU

## £130,000



**Tenure**  
Freehold

This property is located in Abergele's conservation area.

**Council Tax Band**  
Band - C - Average from 01-04-2025 £2,062.96.

**Property Description**  
The home's stone-faced façade and large front windows create an attractive first impression, while on-street parking is readily available nearby. Step through the timber door with glazed panels into one of two versatile reception rooms — a warm and welcoming space ideal for dining or relaxing with family. This room offers ample space for furniture and a dining table, while the open staircase leading to the first floor adds a touch of character. A clever open space beneath the stairs provides the perfect nook for a compact home office or storage area.

Flowing from this space, the kitchen features wood-effect laminate flooring, complemented by solid wood worktops and a timeless shaker-style design. A large Belfast style sink, brick-style splashback, integrated electric oven, and four-ring gas hob create a charming yet functional culinary space, with room for a freestanding fridge-freezer. A timber door at the rear provides direct access to the garden.

The main lounge offers a bright and inviting setting to unwind, enhanced by generous proportions, detailed skirting, and a gas flame fireplace set into a traditional chimney breast with a slate hearth — the perfect focal point for cosy evenings.

Upstairs, the primary bedroom is spacious enough to comfortably accommodate a double bed, offering pleasant views and fitted wardrobes on either side of the chimney breast for practical storage. The second bedroom, laid with exposed timber flooring, is ideal as a single room, guest bedroom, or home office, and enjoys glimpses of Coed y Gopa Woodlands between neighbouring homes. Above the stairs, a built-in cupboard provides handy additional

storage, while an open alcove houses the gas central heating boiler.

The family bathroom is bright and well-proportioned, featuring a large bathtub with an overhead electric shower, a wash basin, and a WC. Mosaic tiling around the bath and sink area adds a stylish finishing touch.

Outside, the rear garden is compact and low-maintenance, laid with hardstanding paving — ideal for a seating area or potted plants. There's a useful storage shed and an additional space where the original outhouse once stood. The garden also provides access to a shared pathway for bins and rear access.

With its blend of character features, versatile living spaces, and a location that offers both convenience and charm, this delightful property is ready to welcome its next owner to make it their own.

**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 17-10-25

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

**Lounge**  
12'5" x 10'5" (3.79 x 3.19)

**Dining/ Reception Room 2**  
11'8" x 12'2" (3.57 x 3.71)

**Kitchen**  
8'3" x 7'8" (2.53 x 2.36)

**Bedroom 1**  
12'6" x 9'0" (3.82 x 2.76)

**Bedroom 2**  
12'2" x 9'4" (3.73 x 2.87)

**Bathroom**  
8'4" x 7'11" (2.56 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, 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.

