



4 Stryd Y Dderwen, Abergele, LL22 9YA

Approximate Gross Internal Area = 82.3 sq m / 886 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. Fourlabs.co © (ID1266459)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-101)		A (92-101)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)	56	E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

P J B

Prys Jones & Booth



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£155,000



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Tenure

Freehold

Council Tax Band

Band - C - Average from 01-04-2025 £2,062.96

Property Description

The property enjoys an eye-catching frontage, with brick-paved low-maintenance gardens framed by a knee-high brick wall and attractive mock-shutter detailing set against a mix of rendered and stone elevations, creating a warm and welcoming first impression.

A PVC door with glazed inserts opens into a striking entrance vestibule, where a vaulted ceiling with mock timber beams adds character and a sense of space. From here, a timber glazed door leads into the L-shaped main hallway, laid with wood-effect flooring and offering two generous storage cupboards, one of which houses the modern central heating boiler.

The open-plan lounge and dining area is a bright and inviting space, enhanced by coved ceilings and a feature gas-flame fireplace with stone surround and hearth. Multi-aspect windows allow natural light to pour in throughout the day, while sliding patio doors provide seamless access to the rear garden, making it ideal for entertaining or enjoying warm summer evenings.

The kitchen is well proportioned and fitted with a range of wall and base units complemented by a tiled splashback and cushioned flooring. There is ample space for freestanding appliances including a cooker, washing machine and tall fridge-freezer, and a loft hatch is also located here.

The main bedroom is a comfortable double with coved ceilings, dado rails and a pleasant outlook over the garden, offering plenty of room for freestanding furniture. An interconnecting room opens from the main bedroom, formerly the garage and now used as an additional bedroom. This versatile space features coved ceilings, semi-fitted wardrobes and an en-suite shower room with

fully tiled walls, timber-clad ceiling, and a PVC double door opening directly onto the garden. Buyers should note that the appropriate planning and building regulations for this conversion should be verified during the conveyancing process.

The second bedroom is a well-sized single, ideal for guests, a home office or hobby room, and also enjoys a pleasant garden outlook. The main bathroom has been adapted into a walk-in wet room, complete with electric shower, fitted seat, grab rails, hand wash basin and high-level WC, offering excellent accessibility.

The rear garden continues the low-maintenance theme, being laid mainly with paving stones and enclosed by timber fencing for privacy. A small pond adds a charming feature, while there is plenty of scope to introduce colourful pots and planters to personalise the outdoor space.

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 broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 12-1-26

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

Lounge

18'9" x 13'2" (5.74 x 4.03)

Kitchen

9'4" x 7'6" (2.85 x 2.31)

Bedroom 1

12'6" x 10'2" (3.83 x 3.11)

Bedroom 2

9'6" x 6'5" (2.90 x 1.97)

Bedroom 3

14'2" x 9'6" (4.33 x 2.92)

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.

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.

