

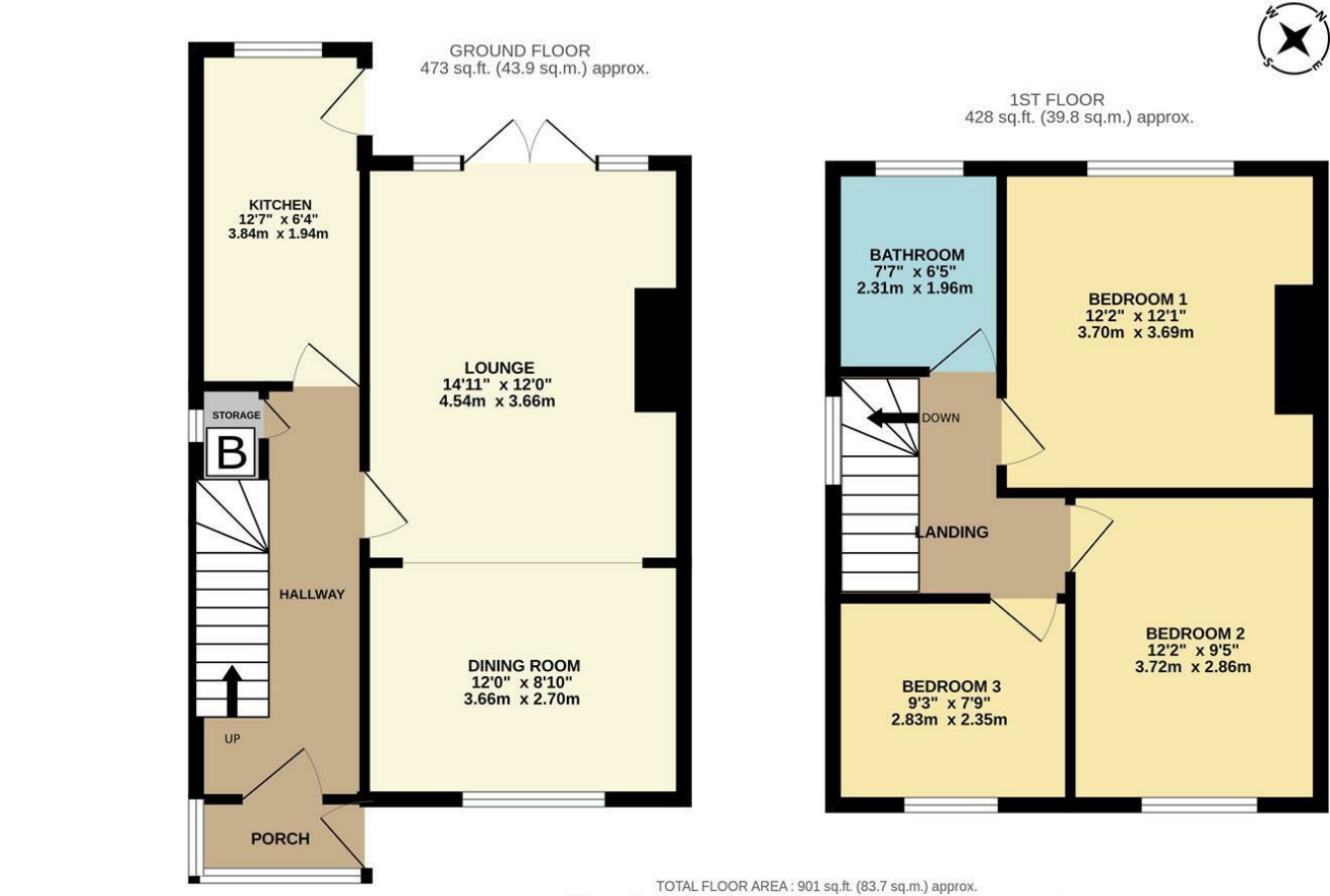


P J B
Prys Jones & Booth



15 Glan Y Fedw, Betws Yn Rhos, LL22 8AP
£220,000

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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	

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Tenure
Freehold

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

Property Description

The approach immediately impresses, with a brick-paved driveway providing ample off-road parking for up to four vehicles, bordered by timber fencing. A welcoming porch opens via a PVC door into a bright, practical space ideal for coats and shoes, finished with tiled flooring and PVC windows. A charming arched timber door with glazed side panels leads through to the main hallway, setting the tone for the character found throughout the home.

The wide entrance hall is laid with wood-effect floor tiles and features a staircase rising to the first floor, along with a useful under-stairs storage cupboard housing the floor-mounted oil boiler. From here, the accommodation flows effortlessly into the main living spaces.

The lounge diner is a warm and inviting room, perfect for both everyday living and entertaining. The lounge area is carpeted and centred around a prominent chimney breast with a gas fire, while natural light pours in through a front-facing window and rear patio doors with glazed side panels. The dining area, finished with wood laminate flooring, offers ample space for a family dining table, chairs and even a home-working area, all complemented by tasteful décor.

The kitchen is both stylish and practical, finished with high-gloss wall and base units, a brick-effect tiled splashback and solid wood worktops. Integrated appliances include a fridge freezer, microwave and slimline dishwasher, with space for a cooker and a gas connection already in place. Recessed lighting enhances the modern feel, while a PVC door opens directly onto the rear patio—ideal for summer dining and entertaining.

Upstairs, the spacious landing is bathed in natural light from a large triple-glazed window and features a timber balustrade. The loft is accessed via a drop-down hatch with fitted ladder and benefits from insulation and lighting, offering excellent additional storage potential.

The primary bedroom is an impressive double room, comfortably accommodating a king or super king bed with room to spare. A chimney breast offers the potential for fitted wardrobes either side, and the room enjoys views toward the local golf course. Bedroom two is another well-proportioned double with a front-facing window and plenty of space for freestanding furniture, while the third bedroom is a versatile and generously sized room, ideal as a single bedroom, nursery or home office, yet capable of accommodating a double bed if required.

The family bathroom has been modernised to a high standard, featuring patterned vinyl flooring, fully tiled contemporary walls and a P-shaped bath with a hinged glass screen and electric shower. A large vanity sink unit with wood-effect cabinetry provides excellent storage, complemented by a wall-mounted towel warmer, WC and a heated, illuminated vanity mirror.

Outside, the rear garden is a real highlight—generous in size and thoughtfully designed. An extensive paved patio provides the perfect space for outdoor furniture and entertaining, while timber a sleeper step leads up to a large lawn ideal for children's play, trampolines or a Wendy house. Mature shrubbery fills a raised sleeper bed, and timber fencing encloses the garden, ensuring privacy. A useful store house with power and plumbing offers excellent utility or workshop potential. The garden also benefits from a west-facing aspect, enjoying afternoon and evening sunshine.

The property is serviced by oil-fired central heating, with LPG canisters supplying the fire and hob, and benefits from double glazing throughout, with some triple-glazed units. Since ownership, the vendors have installed new radiators (with one exception), replaced three windows, upgraded flooring, modernised the bathroom, carried out re-plastering works and added the brick-paved driveway.

Ideally located close to Silver Birch Golf Club and a well-regarded nursery, infant and primary school, this delightful home enjoys village living with excellent transport links, including easy access to the A55 within approximately ten minutes.

Services

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

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 23-1-26

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

Lounge

14'10" x 12'0" (4.54 x 3.66)

Dining Room

12'0" x 8'10" (3.66 x 2.70)

Kitchen

12'7" x 6'4" (3.84 x 1.94)

Bedroom 1

12'1" x 12'1" (3.70 x 3.69)

Bedroom 2

12'2" x 9'4" (3.72 x 2.86)

Bedroom 3

9'3" x 7'8" (2.83 x 2.35)



Bathroom

7'6" x 6'5" (2.31 x 1.96)

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.

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