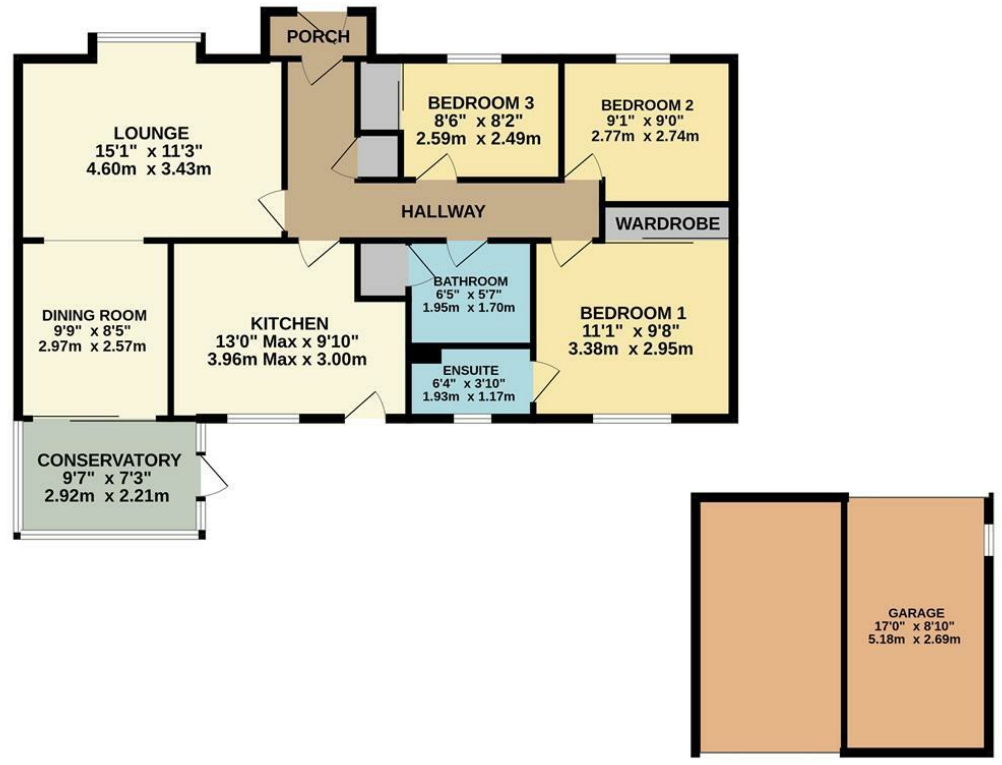


GROUND FLOOR



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. Made with Metropix ©2023

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) <b>A</b>		(92-100) <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>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	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.



**18 Bryn Castell, Abergele, LL22 8QA**  
**Guide price £185,000**

3 2 1 D



# 18 Bryn Castell, Abergele, LL22 8QA

## Guide price £185,000



### Tenure

Freehold

### Council Tax Band

D - Average from 01-04-2026 £2,472.82

### Property Description

FOR SALE VIA ONLINE UNCONDITIONAL AUCTION.  
BIDDING OPENS MONDAY 11TH MAY & CLOSSES TUESDAY 13TH MAY.

REGISTER FOR LEGAL PACK AND BIDDING ON OUR WEBSITE. AUCTIONHOUSE.CO.UK

Title Number: WA408611  
EPC Rating: D  
Local Authority: Conwy  
what3words: ///prongs.peanut.thrusters

VIEWINGS: To be arranged at a suitable time. Property is occupied. No callers.

Situated South of the Abergele town centre, this popular residential areas boasts nearby woodland walks and golf club, as well as easy access to the local market town which offers an array of amenities and shops.

This particular property boasts a generous overall footprint with multiple reception rooms and en-suite main bedroom, with charming outdoor space for you to enjoy.

Aside from proximity to the town centre, you are also within a short commute to the sea front promenade and cycle track.

ROOM LIST - Any Floor plan and measurements are for indicative purposes. Please conduct further due diligence as required.

PLEASE NOTE No appliances have been tested by Auction House. Any measurements or boundary illustrations are approximate. We recommend any would be bidders

conduct their own due diligence in good time prior to the auction taking place.

IMPORTANT INFORMATION Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.

### 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.

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

### Lounge

15'1 x 11'3 (4.60m x 3.43m)

### Dining Room

9'9 x 8'5 (2.97m x 2.57m)

### Kitchen

13' x 9'10 (3.96m x 3.00m)

### Conservatory

9'7 x 7'3 (2.92m x 2.21m)

### Bedroom 1

11'1 x 9'8 (3.38m x 2.95m)

### Bedroom 2

9'1 x 9' (2.77m x 2.74m)

### Bedroom 3

8'6 x 8'2 (2.59m x 2.49m)

### Bathroom

6'5 x 5'7 (1.96m x 1.70m)

### En Suite

6'4 x 3'10 (1.93m x 1.17m)

### Garage

17' x 8'10 (5.18m x 2.69m)

### 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

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.

