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**14 Rhyd Y Mor, Abergele, LL22 8FJ**  
**£270,000**



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
(92-100) A	95	95	(92-100) A
(81-91) B	84		(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 <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

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.



# 14 Rhyd Y Mor, Abergele, LL22 8FJ

## £270,000



### Tenure

Freehold

### Council Tax Band & Estate Charge

Band - C - Average from 01-04-2026 £2,198.07

Estate Charges- An annual service charge is payable on this estate for the maintenance of the communal grounds (subject to increase). The latest charge was paid in January 2026 costing £305.20 (information provided by the vendors).

### Property Description

The home is approached via an attractive brick-paved driveway, offering ample off-road parking for multiple vehicles. To the side, a neatly maintained front garden provides a pleasant, low-maintenance setting, with a tidy lawn bordered by mature shrubs adding a touch of greenery and privacy. To the rear of the driveway, a timber shed has been thoughtfully positioned, providing useful additional storage.

A composite front door, sheltered beneath a stylish canopy, opens into a welcoming entrance hall finished with durable wood-effect flooring. This inviting space immediately sets the tone for the rest of the home, offering both practicality and style. A modern ground floor WC, complete with tiled flooring, sits conveniently off the hall, while a useful under-stair storage cupboard provides an ideal place to keep everyday essentials neatly tucked away.

The lounge is a bright and spacious room, beautifully presented in neutral tones, offering a versatile canvas for personalisation. Generous proportions allow for a variety of furniture arrangements, while multiple well-placed power points enhance functionality, making it easy to create a comfortable and tailored living space.

To the rear, the heart of the home unfolds into a stylish open-plan kitchen and dining area, designed with both everyday living and entertaining in mind. Finished with contemporary tiled flooring, the kitchen features shaker-style base units with brushed steel handles, complemented by sleek worktops and matching upstands. A large larder cupboard provides excellent additional storage, while integrated appliances include a Zanussi electric oven, four-ring gas hob with extractor hood, and an integrated fridge freezer. A cleverly concealed utility cupboard houses plumbing and power for both washing and drying appliances, maintaining a clean and streamlined aesthetic.

Double doors from the dining area open onto a generously sized south-west facing rear garden, allowing natural light to flood the space and creating a seamless connection between indoors and out. The current owner has extended the patio area, providing an ideal setting for outdoor dining and entertaining. The garden itself features a well-kept lawn, perfect for children's play, alongside a stone-chipped area suitable for potted plants. A variety of established shrubs add interest and colour, while timber fencing ensures a good degree of privacy and security. Additional practical touches include a second timber shed, an outdoor electrical socket, and gated access leading back to the driveway.

Upstairs, the landing is bright and airy, benefitting from natural light via a window. A large airing cupboard offers excellent storage for linens and also houses the central heating boiler, while a loft hatch provides further storage potential.

The principal bedroom is a spacious and comfortable retreat, with ample room for a double or king-size bed and accompanying furniture. Power points are conveniently positioned on either side of the bed, and there is plenty of space for freestanding wardrobes. The room also enjoys pleasant views across to a nearby communal green area and includes a TV point. The adjoining en-suite is part-tiled and fitted with a contemporary suite, including a rainfall shower with a separate handheld attachment, glass screen, wash basin, WC, and chrome heated towel rail.

The second bedroom is another well-proportioned double, overlooking the rear garden, while the third bedroom is larger than expected and offers excellent versatility—ideal as a home office, nursery, or single bedroom.

The family bathroom is finished in a modern style, with tasteful tiling around the bath area. It is fitted with a bath and overhead shower, wash basin, WC, and a chrome heated towel rail, providing a clean and functional space for everyday use.

Further benefits include gas central heating operating on a zonal system, allowing independent temperature control between the ground and first floors, as well as full double glazing throughout.

Located on the highly sought-after Bron Y Castell development on the outskirts of Abergele, the property enjoys a prime position combining convenience with a sense of tranquillity. The town centre is just a short drive away, offering a wide

range of shops, cafés, and restaurants, while excellent local schools, leisure facilities, scenic walking routes, Abergele Golf Club, and the award-winning Pensarn Beach are all within easy reach. The nearby A55 expressway also provides excellent transport links along the North Wales coast and beyond.

### 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.

Full fibre broadband is available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 22-4-26

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

### Lounge

16'1" x 10'7" (4.92 x 3.24)

### Kitchen Diner

11'2" x 17'10" (3.42 x 5.45)

### WC

5'8" x 2'10" (1.75 x 0.88)

### Bedroom 1

14'11" max x 10'11" (4.56 max x 3.34)

### En-Suite

3'11" x 7'2" (1.20 x 2.19)

### Bedroom 2

10'5" x 10'1" (3.20 x 3.09)

### Bedroom 3

7'5" x 9'1" (2.27 x 2.78)

### Bathroom

6'6" x 5'6" (1.99 x 1.69)

### 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.

