



TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.
While 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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4 Coed Eithin, Abergele, LL22 7EY
£195,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	66	32	65

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.



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Tenure

Freehold

Council Tax Band

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

Property Description

The property is approached via a generous hardstanding driveway, providing parking for multiple vehicles, and framed by a low-maintenance slate-chipped frontage. A large, well-stocked flower bed with established shrubs and plant life adds colour and character, while a raised flowerbed border runs neatly alongside the drive. Practical additions such as a timber-built bin store and gated access to the rear garden enhance the home's functionality, while the double garage is accessed via a motorised electric door. A PVC entrance door with a glazed insert opens into a useful vestibule, leading through a further timber glazed door into the main hallway.

Inside, the hallway is both welcoming and practical, finished with cushioned wood-effect laminate flooring which continues seamlessly into the kitchen. There is a useful built-in storage cupboard with additional shelving above, while access to the loft is provided via a drop-down hatch with ladder and insulation already in place.

The current owner has thoughtfully reconfigured the layout to create a more natural flow, utilising what would traditionally be the main bedroom as a bright and comfortable lounge. This inviting space enjoys direct access to the garden through patio doors, allowing light to pour in and providing a seamless connection to the outdoors. A freestanding fireplace with an electric fire adds a cosy focal point, while a handy cupboard discreetly houses the gas central heating boiler, installed in 2017 and maintained with a full service history.

The kitchen is both functional and stylish, offering a range of wall and base units complemented by marble-effect worktops and a characterful brick-style tiled splashback. A stainless steel sink with drainer sits beneath dual-aspect windows, ensuring the space is flooded with natural light throughout the day. There is space for a freestanding oven, under-counter fridge, and plumbing for a washing machine, making it a practical hub of the home.

Flowing directly from the kitchen, the conservatory provides a charming additional reception space, ideal for relaxing or entertaining. Recently improved with insulated flooring and finished with patterned vinyl, it enjoys pleasant views across the garden and creates a seamless extension of the living accommodation.

Both bedrooms are well-proportioned doubles, offering flexibility for a variety of needs. The primary bedroom is a particularly generous space, easily accommodating a double or king-size bed, and features a striking chimney breast alongside built-in shelving and desk space, perfect for use as a dressing table or home working area. A large front-facing window ensures the room is bright and airy, while there is ample space for freestanding wardrobes, with bespoke units included in the sale. The second bedroom is also a comfortable double, with room for additional furnishings and a pleasant outlook.

The bathroom is fitted with a modern white suite and finished with patterned vinyl flooring and partially tiled walls. It features an electric shower with glass screen, a separate handheld attachment fed from a mixer tap, mirrored cabinetry, and a chrome heated towel rail, creating a clean and contemporary space.

To the rear, the south-west facing garden is a true highlight, enjoying sunshine throughout the day and well into the evening., offering a neat lawn alongside a stylish Indian stone patio, perfect for outdoor dining and entertaining. Established flower beds and shrubbery add vibrant colour, while a vegetable patch to the rear will appeal to keen gardeners. Beyond the garage, an additional patio area provides a further secluded seating space, along with a solid base for a greenhouse, which can be included in the sale.

The current owner has carried out a number of significant improvements, including a partial rewire in 2017 (with the kitchen completed in 2022), installation of a new mains gas connection and central heating system with a Vaillant boiler, updated décor throughout, and new vinyl flooring across the hallway, kitchen, and conservatory. Additional upgrades include replacement internal doors, new patio doors in the lounge, updated windows in the second bedroom and bathroom, reconditioned window frames elsewhere, and new consumer board to the garage, ensuring the property is ready to be

enjoyed with minimal further work required.

Set within a peaceful residential cul-de-sac of similar properties, the location is highly convenient. Abergele town centre is within walking distance and offers a range of shops, cafés, a supermarket, library, butchers and leisure centre. Pentre Mawr Parc and Pensarn Beach are just a short drive away, while the A55 expressway provides excellent links along the North Wales coast.

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 - as of 09-04-2026

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

Lounge

13'4 x 11'1 (4.06m x 3.38m)

Kitchen

9'10 x 8'10 (3.00m x 2.69m)

Bedroom 1

17'5 x 11'1 (5.31m x 3.38m)



Bedroom 2

10'5 x 8'10 (3.18m x 2.69m)

Bathroom

6'4 x 5'6 (1.93m x 1.68m)

Double Garage

17'2 x 16'6 (5.23m x 5.03m)

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

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Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

