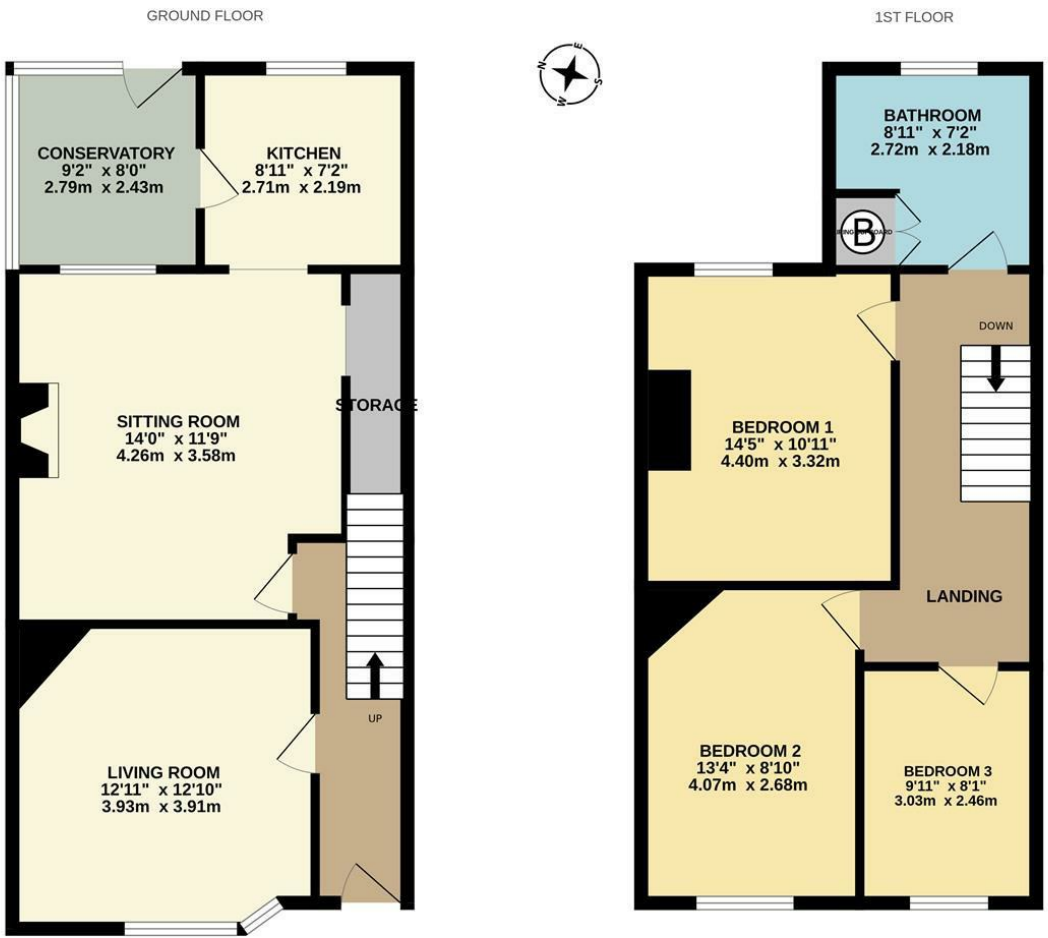




P J B

Prys Jones & Booth



5 John Street, Llanrhwst, LL26 0DR
£195,000



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	60	A	B

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Tenure

Freehold

Council Tax Band

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

Property Description

A PVC entrance door with glazed inserts opens into a welcoming entrance hall, offering plenty of practical space for coats and shoes. A staircase rises from here to the first floor, creating a natural flow through the home.

The main lounge is a bright and comfortable reception room, enhanced by coved ceilings and a large south-west facing bay window which allows natural light to pour into the space throughout the day. An electric fireplace is currently set within the original open fireplace, which could be reinstated if desired, adding further charm and character.

A second reception room provides additional flexibility and could serve as a formal dining room, family room, or snug. A prominent chimney breast creates a focal point within the room, fitted with a modern fire surround and electric fire. Built-in storage has been thoughtfully incorporated into one of the chimney alcoves, while an opening leads to a useful under-stairs storage area currently utilised as a pantry. An open archway flows seamlessly through to the kitchen.

The kitchen is fitted in a contemporary style with attractive high-gloss shaker cabinetry, complemented by laminated worktops and tiled splashbacks. Integrated appliances include a gas hob and electric oven, while a stainless steel sink with drainer adds practicality. A timber door opens through to the conservatory.

Positioned to the rear, the conservatory is currently utilised as a breakfast and dining area, offering a pleasant additional reception space with views over the garden. A PVC door provides direct access outside, creating a lovely connection between indoor and outdoor living.

The rear garden has been thoughtfully arranged for ease of maintenance and enjoyment. A tarmac pathway leads through the garden, complemented by patio areas ideal for outdoor furniture and al fresco dining. A neat lawn offers greenery

without excessive upkeep, while a brick-paved patio is bordered by established hedges and timber fencing, creating a private and sheltered feel. Beyond the original garden, the current vendor has purchased an additional seating area, providing extra outdoor space with room for a garden shed. A timber gate offers access to an easement at the rear for convenient bin access.

To the first floor, a spacious landing provides more than just circulation space and could comfortably double as a home working area or reading nook. Loft access is available via a drop-down hatch with sliding ladder, with the loft being fully boarded to provide excellent storage options.

The primary bedroom is positioned to the rear of the property and offers generous proportions, with ample room for a king-size bed and accompanying furniture. This room enjoys pleasant views over the rear garden.

The second bedroom is located to the front and comfortably accommodates a double bed. Currently arranged as a dressing room, it offers excellent wardrobe space and enjoys attractive views towards nearby woodland.

The third bedroom is a well-sized single room, also positioned to the front, making it ideal as a child's room, guest room, or home office. It shares the same pleasant woodland outlook and has space for accompanying furniture.

The bathroom is fitted with mosaic-pattern vinyl flooring and partially tiled walls around the bath and sink areas. It comprises a fitted bath with a recently installed electric shower over, wash basin, WC, and a practical storage cupboard housing the gas central heating boiler, which was installed approximately 12 months ago.

Further benefits include mains gas central heating, double glazing throughout, and on-street parking available to the front of the property.

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 14-5-26

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

Living Room

12'10" x 12'9" (3.93 x 3.91)

Sitting Room

13'11" x 11'8" (4.26 x 3.58)

Kitchen

8'10" x 7'2" (2.71 x 2.19)

Conservatory

9'1" x 7'11" (2.79 x 2.43)

Bedroom 1

14'5" x 10'10" (4.40 x 3.32)

Bedroom 2

13'4" x 8'9" (4.07 x 2.68)

Bedroom 3

9'11" x 8'0" (3.03 x 2.46)

Bathroom

8'11" x 7'1" (2.72 x 2.18)



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.

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