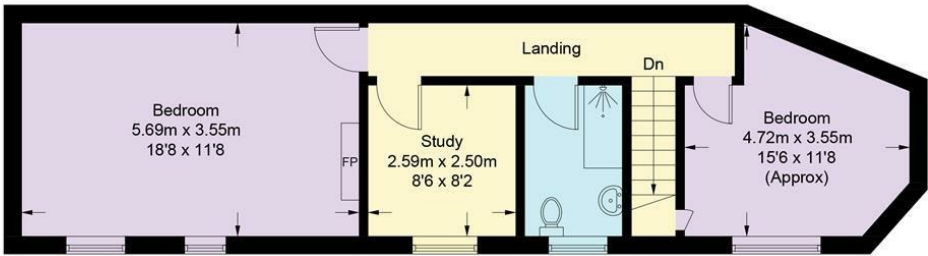


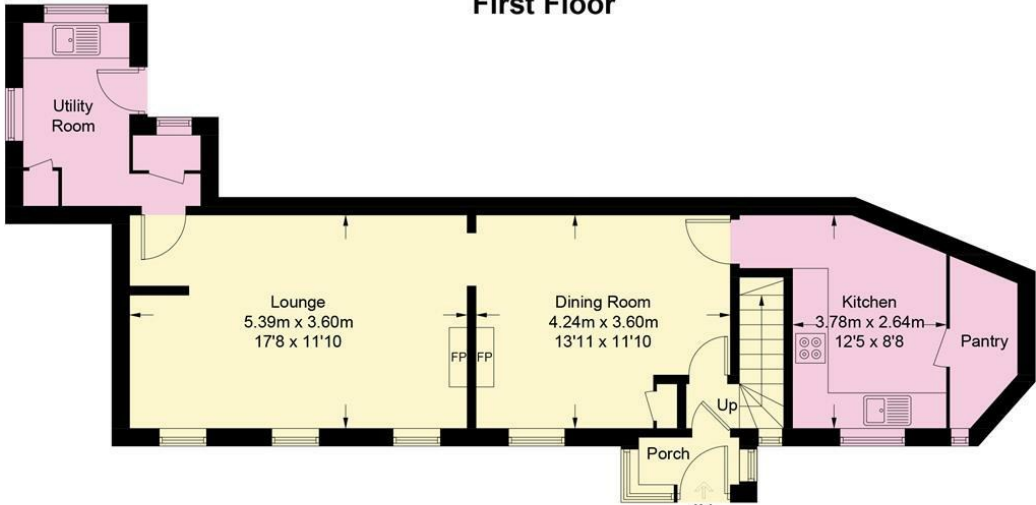


Minafon, Water Street, Llanfairtalhaiarn, Abergele LL22 8SB

Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Fourlabs.co © (ID1333223)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92 93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Minafon Water Street, Abergele, LL22 8SB
£260,000



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Tenure

Freehold

Council Tax Band

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

Property Description

The property enjoys a compact frontage, which the vendor has cleverly made the most of by creating a charming enclosed flowerbed with a small double wall, adding colour and character to the approach. There is also space for a small log store, whilst on-street parking is available directly in front of the property and nearby.

A composite entrance door opens into a useful front vestibule, providing a practical space for coats and shoes and finished with attractive wood-effect tiled flooring. A second composite door then leads into the compact entrance hall, where the staircase rises to the first floor. A ground-floor window allows natural light into the hallway, creating a welcoming introduction to the accommodation beyond.

Beyond the entrance hall lies the first of the property's two reception rooms, currently arranged as a dining room. The wood-effect tiled flooring complements the cottage's character, whilst a quaint solid-fuel-burning stove sits neatly within the chimney breast, creating a cosy focal point and an ideal setting for family meals or entertaining guests.

An open doorway from the dining room leads naturally into the second reception room, currently used as a spacious lounge. Continuing the same attractive flooring, the room features another substantial solid-fuel-burning stove, adding warmth and atmosphere, whilst two large windows provide plenty of natural light. There is ample space for comfortable seating, with room towards the far end to create a separate reading nook or quiet seating area, adding further flexibility to this generous reception space.

A timber door from the lounge opens into a surprisingly large utility area, fitted with a range of kitchen-style cabinetry, sink and plumbing for a washing appliance. The property's electric hot water tank is also neatly concealed within this space. From here, there is access to a useful ground-floor WC, adding further practicality to the layout and making this area particularly well suited to modern family life.

Accessed from the dining room, the kitchen combines a traditional cottage feel with practical modern touches. Cushioned flooring in an attractive wood-effect herringbone pattern complements the Shaker-style cabinetry and wood-effect worktops. Integrated appliances include an electric oven and hob, with further space provided for a slimline dishwasher and fridge freezer. An under-stair storage cupboard provides useful additional storage, whilst a particularly handy pantry room sits just off the kitchen, offering an excellent space for storing food, small appliances and household essentials.

The first of the three bedrooms is an excellent-sized room, with plenty of space for a king or super king-size bed, together with freestanding wardrobes and additional furniture. Two front-facing windows allow plenty of natural light into the room, whilst the vendor has thoughtfully installed plumbing to the area, providing the potential for a future en suite bathroom, subject to any necessary works and consents.

The second bedroom is a good-sized double room, comfortably accommodating a double bed together with freestanding wardrobes and drawers. A useful storage cupboard positioned above the stair area provides additional space for keeping belongings neatly tucked away.

The third bedroom is a versatile single room, currently utilised as a home office but equally well suited to use as a nursery, dressing room or occasional bedroom depending upon the needs of the new owner.

The bathroom continues the wood-effect flooring used within the kitchen and is fitted with a large shower cubicle with sliding screen, wash hand basin with substantial storage drawers incorporated beneath, and WC. The walls are half tiled, creating a practical and easy-to-maintain finish.

Steps from the utility area lead out to a patio section of the rear garden, where there is a timber shed providing useful storage. Beyond this, the garden rises to a tiered lawned area, with a further patio providing space for outdoor seating and enjoying the private surroundings. The garden offers a pleasant outdoor retreat, with a right of access gate providing practical access to the property.

Whilst celebrating its historic character, the property has also been thoughtfully updated to meet the demands of modern living. An air source heat pump, solar panels with battery storage and upgraded radiators all contribute towards improved energy efficiency and the potential for reduced running costs. Further improvements include internal insulation to the external walls, excluding the kitchen and bathroom, helping to enhance thermal comfort and efficiency throughout much of the home. The result is a property that successfully marries the character of its origins with a range of forward-thinking improvements for contemporary living.

Services

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

No broadband information available.

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

Lounge

17'8" x 11'9" (5.39 x 3.60)

Dining Room

13'10" x 11'9" (4.24 x 3.60)

Kitchen

12'4" x 8'7" (3.78 x 2.64)

Bedroom 1

18'8" x 11'7" (5.69 x 3.55)

Bedroom 2

15'5" x 11'7" (4.72 x 3.55)

Bedroom 3 / Study

8'5" x 8'2" (2.59 x 2.5)

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.

Important Notice

These particulars are intended only as a guide and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, interested parties must satisfy themselves by inspection, survey and independent enquiries as to the correctness of each statement.

Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets, furnishings or other items. All dimensions, areas and distances quoted are approximate.

Any reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided

solely as a guide. No warranty or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.

Information relating to planning permissions, building regulations, rights of way, easements, covenants, public footpaths, access arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.

