



**10 Lon Y Dail Abergele, LL22 8QD**

Approximate Gross Internal Area = 90.5 sq m / 974 sq ft  
 Garage = 13.0 sq m / 140 sq ft  
 Total = 103.5 sq m / 1114 sq ft



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.  
 FloorplansUsketch.com © 2023 (ID996477)

Energy Efficiency Rating	
Current	Potential
68	83

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

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.



**10 Lon Y Dail, Abergele, LL22 8QD**

**£295,000**





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### Tenure

Freehold

### Council Tax Band

E - Average from 01-04-2024 £2,610.49

### Property Description

Enter through the open tiled porch and a composite double-glazed door, and you'll be welcomed into an inviting L-shaped hallway. The hallway features two useful storage cupboards and offers access to the loft via a pull-down ladder.

The bright open-plan lounge dining room, featuring textured ceilings and a gas flame fireplace with a decorative solid stone surround and mantle, creates a cosy and inviting atmosphere while offering delightful views of Coed Y Gopa Woodlands.

The well-appointed kitchen is fitted with ample wall and base-mounted units and features integrated appliances, including a fridge freezer, double oven/grill, dishwasher, and a four-ring gas hob. The kitchen opens into a modern garden room with a solid roof, providing a versatile space that can be used throughout the year. Double doors lead to the rear garden, seamlessly connecting indoor and outdoor living.

Bedroom one overlooks the serene rear garden and offers fitted storage surrounding the bed, along with an additional wardrobe. It comes with a convenient ensuite shower room, complete with a hand wash basin, WC, and a shower cubicle.

Bedroom two is generously sized and also enjoys views of the rear aspect of the property, featuring fitted storage and ample space for bedroom furniture.

The versatile third bedroom, currently utilized as a bedroom, could easily serve as a home office or study, catering to various lifestyle needs.

The modern shower room is thoughtfully designed with a mix of modern tiles and plastic cladding for easy cleaning. It features an electric shower, a large shower cubicle with a useful seat, a fitted hand wash basin with storage beneath, and a WC.

The garden is a true outdoor haven, wrapping around the side and rear of the bungalow. It boasts multiple patio areas,

stone-chipped sections, and a brick-built BBQ, perfect for outdoor entertainment. The garden enjoys plenty of privacy, space for a greenhouse, and two timber-constructed garden sheds. A rear door offers convenient access to the single garage.

The front elevation of the property impresses with not just one but two brick-paved driveways, providing ample parking space for multiple vehicles. Double timber gates open into the rear garden, offering potential for parking a leisure vehicle. The single garage, fitted with a manual up-and-over door, benefits from power, adding practicality to this charming bungalow.

This charming home is equipped with gas central heating and double glazing, providing comfort and efficiency throughout the year.

### 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 Diner

21'10 x 12'4 (6.65m x 3.76m)

### Kitchen

11'3 x 8'2 (3.43m x 2.49m)

### Garden Room

13'11 x 7'6 (4.24m x 2.29m)

### Bedroom 1

11'1 x 11'7 (3.38m x 3.53m)

### Bedroom 2

11'1 x 9'11 (3.38m x 3.02m)

### Bedroom 3

9'11 x 7'5 (3.02m x 2.26m)

### Garage

16'3 x 8'6 (4.95m x 2.59m)

### Abergele

Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

### 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.

### 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.

