



1 Lon Bryn Aber Abergele, LL22 8FB

Approximate Gross Internal Area = 284.1 sq m / 3058 sq ft
(Including Double Garage)



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 (ID990976)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(81-91) A
(81-91) B			(61-80) B
(69-80) C			(49-60) C
(55-68) D			(35-48) D
(39-54) E			(23-34) E
(21-38) F			(11-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	71	78
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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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£630,000



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Tenure

Freehold

Council Tax Band

G - Average from 01.04.24 £3,559.77

Property Description

As you approach the property, you are greeted by a brick paved driveway providing ample off-road parking for multiple vehicles. A paved pathway leads to an inviting arched, open porch featuring a uPVC double glazed door with side panels, setting the tone for the elegance that awaits within.

Stepping inside, you are welcomed into a large and inviting entrance hall adorned with decorative coved ceilings and boasts a part-tiled WC.

The spacious lounge is a sight to behold, featuring a bay window overlooking the front aspect, infusing the room with natural light. The room is further enhanced by carpeted flooring, decorative coving, and a ceiling rose. During chilly evenings, a multi-fuel burning stove on a stone hearth, complemented by a timber mantle, creates a cosy ambiance.

Offering dual aspect views to the front and rear, the well-lit second reception room welcomes plenty of natural light. An ornate mantle surrounds a gas flame fire, adding warmth and charm to the space. Perfect for a home gym, office, or child's playroom, the third reception room provides a versatile space that adapts to your lifestyle needs.

The large open-plan kitchen/diner is a host's dream, featuring a wide range of solid wood wall and base units complemented by a tiled splashback and stylish flooring. The space provides ample room for freestanding kitchen appliances, and a utility room connected to the kitchen offers additional storage and access to the rear garden and integral garage.

Upstairs, the large primary bedroom awaits, offering a bay window with breath-taking sea views. Fitted wardrobes and room for additional bedroom furniture are complemented by a recently installed modern en-suite shower room featuring a level-threshold, walk-in shower, a ceiling-mounted rainfall shower head, a handwash basin with storage, and an anthracite heated towel rail.

Enjoying dual aspect windows, the spacious second bedroom welcomes ample natural light. A second fully tiled en-suite shower room adds to the convenience and comfort.

Bedroom three overlooks the tranquil rear garden, while bedrooms four and five, currently used as home offices, capture stunning sea views. These rooms provide versatility to adapt to your evolving needs.

Completing the first floor is a fully tiled, four-piece family bathroom with a corner bath, a large shower cubicle, a hand wash basin, and a WC.

The rear garden offers a well-manicured lawn bordered by flower beds and

mature trees, ensuring a high degree of privacy. Multiple patio areas and a potting shed add to the charm, with access through a timber gate to the driveway.

The front of the property boasts brick paved parking for multiple vehicles and a double garage with an electric up and over door. Surrounding lawns, lined with mature shrubbery, provide additional privacy and an enchanting curb appeal.

Enjoying a few moments' drive to Abergele town centre, this property provides easy access to local shops, cafes, schools, Abergele golf club, scenic walking paths, and the award-winning Pensarn beach. Commuters will appreciate the quick accessibility to the A55 for travel along the North Wales Coast.

Key Feature

A key feature of the property is its size. With approximately 2766sqft of accommodation available consisting of five bedrooms (two with en suite), three reception rooms, a large open plan kitchen/diner, a utility room and double garage, perfect for modern day family living.

Lounge

18'1 x 15'5 (5.51m x 4.70m)

Second reception room

21'11 x 13'1 (6.68m x 3.99m)

Third reception room

11'8 x 11'5 (3.56m x 3.48m)

Kitchen diner

20'9 x 11'11 (6.32m x 3.63m)

Bedroom 1

17'11 x 15'6 (5.46m x 4.72m)

Bedroom 2

20'9 x 11'11 (6.32m x 3.63m)

Bedroom 3

12'8 x 14'2 (3.86m x 4.32m)

Bedroom 4

14'2 x 8'10 (4.32m x 2.69m)

Bedroom 5

12'2 x 11'9 (3.71m x 3.58m)

Double garage

24'11 x 21'9 (7.59m x 6.63m)

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.

Abergele

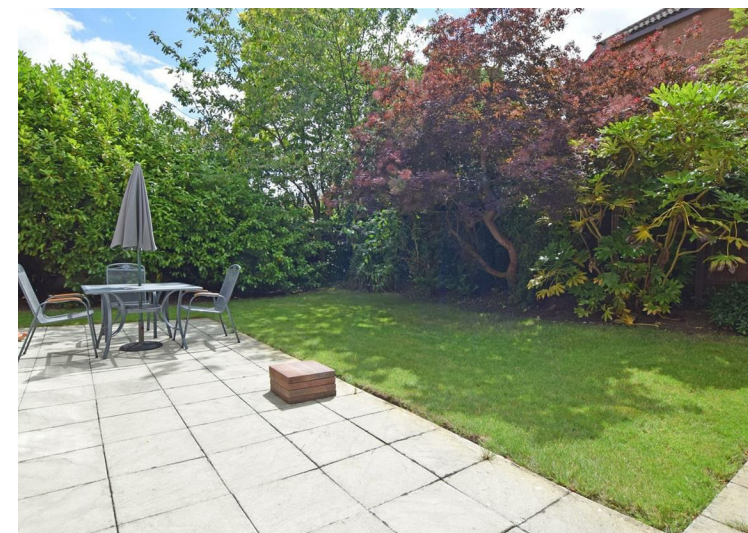
Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele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

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

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.