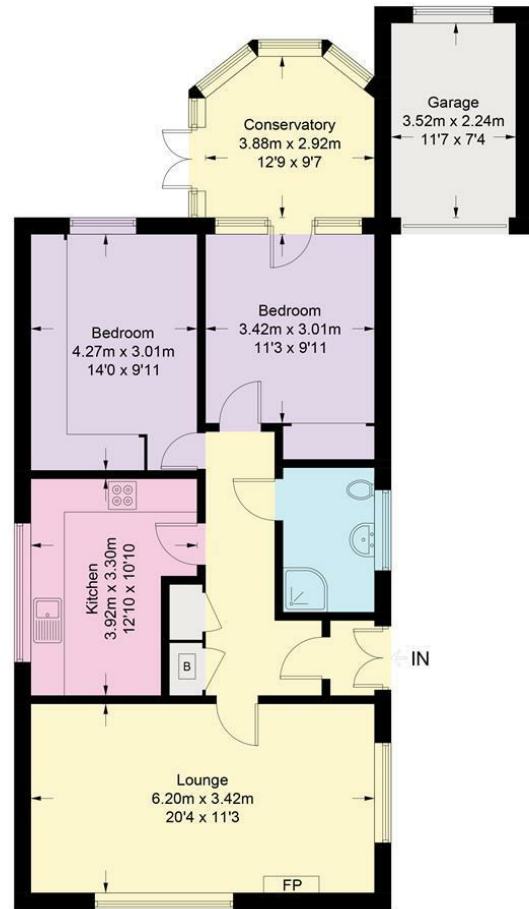




**3 Lon Derw, Abergele, LL22 7EA**

Approximate Gross Internal Area = 82.9 sq m / 892 sq ft  
 Garage = 7.9 sq m / 85 sq ft  
 Total = 90.8 sq m / 977 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 (ID1034922)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	84

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		

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.



**3 Lon Derw, Abergele, LL22 7EA**

**£225,000**





# 3 Lon Derw, Abergele, LL22 7EA

£225,000



## Tenure

Freehold

## Council Tax Band

D - Average from 01-04-2024 - £2,135.86

## Property Description

Approaching the property, you're welcomed by a low-maintenance garden adorned with paving slabs and mature shrubbery, while the brick-paved driveway offers ample parking for multiple vehicles, leading to the front door.

Upon entry through the UPVC glazed double doors, you're greeted by a warm entrance porch featuring exposed brick walls and a quarry-tiled floor.

The hallway, with its L-shaped layout, offers abundant storage options including a cloakroom cupboard and a boiler cupboard, along with access to the loft via a pull-down ladder.

The expansive lounge spans the full width of the property, bathed in natural light from dual aspect windows offering views of the Irish Sea and Coed Y Gopa Woodlands. An electric fire set within a stone-effect surround, framed by a timber mantle, adds to the room's charm.

The generously sized kitchen breakfast room, larger than most bungalows on the estate, is fitted with modern shaker-style units and complemented by a tiled splashback. Integrated appliances include a fridge freezer, a four-ring gas hob, and a double electric oven/grill, with ample space for a washing machine and dryer.

The primary bedroom boasts an abundance of fitted storage options around and above the bed space, with a serene view onto the rear garden.

The second bedroom, also a double room, benefits from fitted wardrobes and grants access to a large garden conservatory, fitted with insulated roof panels and an air-conditioning unit.

The spacious bathroom offers plenty of storage options and features a fully tiled design, a large shower cubicle with contemporary plastic cladding, a hand wash basin, WC, and a wall-mounted towel warmer.

The south-facing rear garden enjoys sunshine throughout the day, with mature trees and plants adding to its appeal. The garden is slightly tiered, with a patio area in the upper section and a stone-chipped design toward the rear of the garage. Water butts and a timber shed provide eco-friendly solutions for gardening needs, while a convenient access path at the side of the bungalow allows for easy bin removal.

Additional benefits of the property include gas central heating, double glazing, and a single garage fitted with an electric roller door. The loft, insulated with partial boarding around the access hatch, also has power.

The vendors have spared no expense in maintenance during their ownership, including a complete re-roofing, exterior painting, and guttering works, as well as the installation of new windows and a rebuilt conservatory. Additionally, upgrades such as insulation in the roof and an electric garage door have been implemented for added convenience and comfort.

The property enjoys a convenient location within walking distance of Abergele town centre, granting easy access to a diverse array of local shops, gastro pubs, cafes, and other amenities. Moreover, residents can easily reach the award-winning Pensarn beach and explore the serene Coed Y Gopa Woodlands, perfect for avid walkers. Additionally, Abergele Golf Club is just a short drive away, catering to golf enthusiasts. For commuters travelling along the North Wales Coast, the A55 is merely a few minutes' drive from the property, ensuring seamless connectivity.

## 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

20'4 x 11'3 (6.20m x 3.43m)

## Kitchen/breakfast room

12'10 x 10'10 (3.91m x 3.30m)

## Bedroom 1

14' x 9'11 (4.27m x 3.02m)

## Bedroom 2

11'3 x 9'11 (3.43m x 3.02m)

## Conservatory

12'9 x 9'7 (3.89m x 2.92m)

## Garage

11'7 x 7'4 (3.53m x 2.24m)

## 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, Kinnel 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.

