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**9 Lon Y Dryw, Belgrano, Abergele, LL22 9XZ**  
**£196,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	85		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.





# 9 Lon Y Dryw, Belgrano, Abergele, LL22 9XZ

## £196,000



### Tenure

Freehold

### Council Tax Band

C - Average from 01-04-2024 £1,898.54

### Property Description

Approaching the property, you're greeted by a hardstanding area providing off-road parking, complemented by a well-manicured lawned front garden and a convenient stone chipped area for additional parking. Adjacent timber gates offer the potential for further parking options.

Stepping through the composite double-glazed door, you're welcomed into a delightful entrance porch boasting laminate flooring that seamlessly transitions into the inviting lounge.

The lounge basks in natural light, with its focal point being the gas flame fireplace, adorned with an ornate timber surround, elegantly set upon a stone effect hearth.

A door from the lounge leads into the kitchen, adorned with tiled flooring and featuring a blend of wall and base mounted timber effect units, accentuated by a tasteful tiled splashback. Integrated appliances include a double electric grill/oven, an integrated dishwasher, and a four-ring gas hob. Additional storage space is cleverly tucked away in the cupboard under the stairs, while ample room is available for a breakfast table and chairs.

Accessible from the kitchen via a UPVC double glazed door, the garden conservatory boasts tiled flooring and offers picturesque views of the rear garden, with expansive vistas of the surrounding woodlands and open fields.

Ascend the staircase, where a window on the gable end bathes the landing in natural light, offering access to the loft space.

The primary bedroom provides a comfortable retreat, offering ample space for a double bed and a dressing table, with delightful views of the front aspect.

Bedroom two, a generously proportioned double room, capitalizes on the captivating views on offer.

Currently serving as a dressing room, the third bedroom offers versatility, easily adaptable as a bedroom or transformed into a home office.

The garden, basking in a sunny south-facing aspect, is enclosed by secure timber fencing, embracing a stone chipped area, a charming patio, and a low-maintenance lawn, ideal for hosting summer BBQ's with family and friends.

The vendors have thoughtfully modernised the bathroom, imbuing it with contemporary elegance. Featuring a p-shaped bath with a clear glass screen and a rainfall showerhead, a sink with storage options, and a WC.

Boasting double glazing and gas central heating throughout, this property enjoys a serene location within a quiet cul-de-sac on a popular residential estate. Abergele town centre is situated within a few minutes' drive providing wide a range of local shops, gastro pubs, cafes and other local amenities. A no.12 bus stop is located only a few minutes' walk of the property and the A55 is also within a few minutes' drive for those looking to commute along the North Wales Coast. The award-winning Pensarn beach and coastal path are also easily accessible and are within walking distance.

Meticulously maintained, the vendors have undertaken various improvement works, including new windows throughout, replacement fascia boards and guttering, installation of a composite front door, and the addition of a new bathroom in 2020.

### 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

16'6 x 11'3 max (5.03m x 3.43m max)

### Kitchen Breakfast Room

14'6 x 8'4 (4.42m x 2.54m)

### Conservatory

11'11 x 7'3 (3.63m x 2.21m)

### Bedroom 1

13'8 x 8'1 (4.17m x 2.46m)

### Bedroom 2

10'5 x 8'1 (3.18m x 2.46m)

### Bedroom 3

10'1 x 6'2 (3.07m x 1.88m)

### Bathroom

6'4 x 6'2 (1.93m x 1.88m)

### 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.

