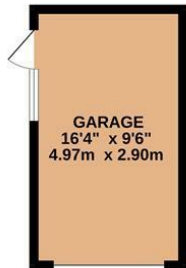
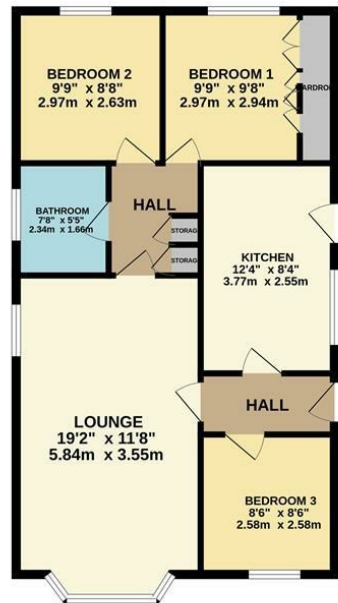


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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6 Lon Caradog, Abergele, LL22 7DE
£315,000



Energy Efficiency Rating	
Current	Potential
72	86

Environmental Impact (CO ₂) 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.



6 Lon Caradog, Abergele, LL22 7DE

£315,000



Tenure
Freehold

Council Tax Band
D - Average £2,135.86

Property Description

As you approach the property, you're greeted by hardstanding off-road parking for multiple vehicles, flanked by a low-maintenance stone-chipped front garden. Timber gates separate the driveway and rear garden, providing added secure parking for a leisure vehicle. You'll also find a single garage with a manual up-and-over door.

The property is accessed via a UPVC double-glazed door, which opens into a welcoming entrance hallway.

The lounge is spacious, featuring coved ceilings and a recently installed electric flame-effect fire, framed by a timber mantle on a stone hearth. The room benefits from an abundance of natural light, thanks to a large bay window and a second dual-aspect window.

The kitchen boasts a sleek design with high-gloss handleless units, complemented by timber-effect worktops and flooring. A stylish brick-tiled splashback adds a pop of colour, while integrated appliances include an electric oven, a four-ring gas hob, a fridge freezer, and an additional under-counter fridge. There's also plumbing and space for a washing appliance. The rear garden is easily accessible via a side door opening from the kitchen.

The primary bedroom has plenty of space for a king-size bed and a chest of drawers. The vendors have maximised storage by installing contemporary fitted wardrobes. You'll enjoy stunning views each morning with a cup of coffee, overlooking the ever-colourful Coed Y Gopa Woodland.

The second bedroom is a well-proportioned double room with a similar view to that of the primary bedroom.

Bedroom three is tastefully decorated and is currently utilised as a dining space; however, it could be transformed into a single bedroom or a home office/study.

The family bathroom features a fully tiled design, with the walk-in shower cubicle fitted with easily maintainable wall panelling. The bathroom also includes a large sink with storage

options beneath and a WC.

The internal hallway leading to the bedrooms and bathroom features two useful storage cupboards, and there's also access to the well-insulated loft.

The rear garden has been designed with low maintenance in mind. It features a large patio area laid with modern stone paving tiles and an ultra-low-maintenance artificial turf area. Timber sleepers border a large slate-chipped region with mature shrubbery and potted plants. There is ample space at the rear of the garden for a greenhouse and timber shed, while a mix of timber and composite fencing creates a secure and private environment. For those who enjoy the sun, the multi-aspect garden enjoys plenty of sunshine throughout the day, into the afternoon, and well into the evening.

Since taking ownership, the vendors have elevated the property by carrying out a range of improvements. Contemporary timber doors have been fitted throughout, additional larder cupboards have been installed in the kitchen for extra storage, and new spotlights have been added. A new 20-amp feed has been installed in the garage, and external lights have been tactically placed for added convenience.

The property boasts a highly convenient location within walking distance of Abergele town centre, providing easy access to a diverse array of local shops, gastro pubs, cafes, and other essential amenities. Additionally, the award-winning Pensarn Beach and the picturesque Coed Y Gopa Woodlands, ideal for keen walkers, are just moments away. For golf enthusiasts, Abergele Golf Club is a short drive from the property. Commuters will appreciate the proximity to the A55, offering swift and convenient travel along the North Wales coast.

Experience the perfect blend of modern living and natural beauty at Lon Caradog, an exquisite bungalow ready to welcome you home.

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

19'1" x 11'7" (5.84 x 3.55)

Kitchen

12'4" x 8'4" (3.77 x 2.55)

Bedroom 1

9'8" x 9'7" (2.97 x 2.94)

Bedroom 2

9'8" x 8'7" (2.97 x 2.63)

Bedroom 3

8'5" x 8'5" (2.58 x 2.58)

Bathroom

7'8" x 5'5" (2.34 x 1.66)

Garage

16'3" x 9'6" (4.97 x 2.90)

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.

