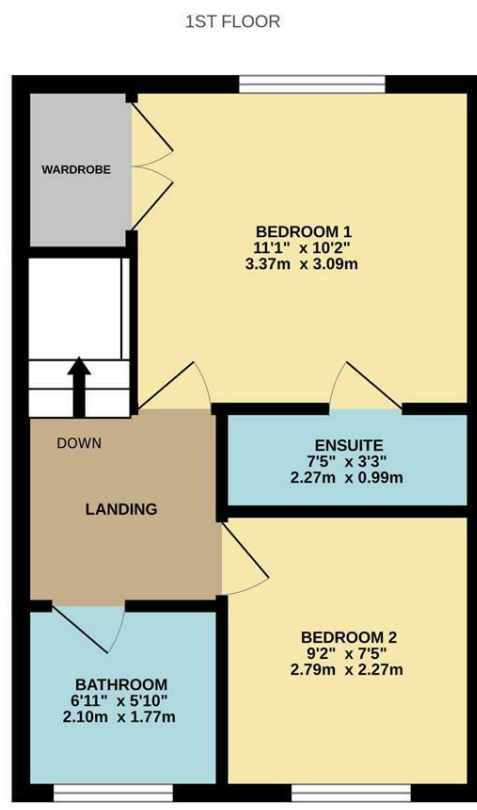
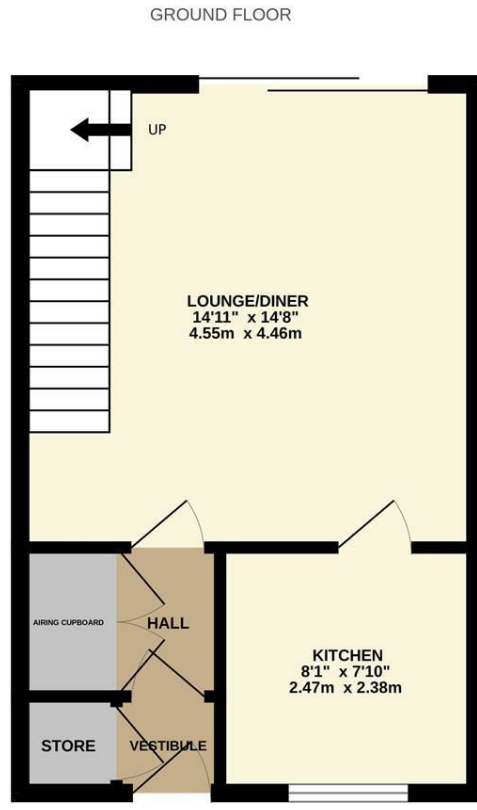


P J B
Prys Jones & Booth



3 Llys Y Mor, Abergele, LL22 7PE £155,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	90	A
(92-94)	(92 phw)	74	B
(81-91)	(81-91)		C
(69-80)	(69-80)		D
(55-68)	(55-68)		E
(39-54)	(39-54)		F
(21-38)	(21-38)		G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	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.



3 Llys Y Mor, Abergele, LL22 7PE

£155,000



Tenure

Freehold

Council Tax Band

C - Average from 01-04-2024 £1,898.54

Property Description

The property is approached via a hardstanding driveway, providing ample off-road parking for multiple vehicles. The attractive front elevation combines brick, render, and mock Tudor-style timber, giving the home a distinctive character.

Step through the glazed timber door into the welcoming vestibule, where you'll find a handy cupboard housing the electric meter, consumer unit, and gas meter. A PVC door leads into the internal hallway, offering space for hanging coats and a useful double cupboard with shelving, a small radiator, and the boiler neatly tucked away.

The spacious lounge is bright and airy, with coved ceilings and plenty of room for both living and dining furniture. Sliding doors at the rear of the room open onto the garden, allowing for an easy flow between indoor and outdoor living. There's even the potential to add a modern electric fireplace, creating a cosy focal point for the room.

Adjoining the lounge is the well-appointed kitchen, with tiled flooring and ample wall and base units for storage. An integrated electric oven and four-ring gas hob make cooking a breeze, while space is provided for a freestanding fridge-freezer and a washing machine.

Upstairs, a generously sized landing offers potential for a home workspace or reading nook, with access to the loft space, which benefits from fitted lighting.

The primary bedroom is spacious and features a large storage cupboard with hanging rails and shelving. One of the highlights of this room is the stunning, uninterrupted view of Gwrych Castle. The convenience of an en-suite bathroom, complete with a shower cubicle, WC, and hand wash basin, adds a practical touch.

The second bedroom, a well-proportioned single, overlooks Pentre Mawr Park, offering a peaceful retreat.

Completing the interior is a partially tiled family bathroom, fitted with a WC, hand wash basin, and bath with an over-bath shower, fed off a mixer tap.

Outside, the rear garden is mainly laid to lawn and bordered by timber fencing. Flowerbeds bring a touch of colour, and the southwest-facing aspect ensures sunshine throughout the day and into the evening, making it the perfect spot to relax or entertain.

Situated in a quiet residential area, this property offers easy access to Abergele's local shops, cafes, and amenities, while schools, the A55, and Abergele Golf Club are all just a short drive away. Whether you're a nature enthusiast or a beach lover, there's no shortage of nearby walking paths to explore.

This lovely home truly offers the best of both worlds: peaceful surroundings with all the conveniences of town living close by. Arrange your viewing today to fully appreciate all this property has to offer.

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

14'11" x 14'7" (4.55 x 4.46)

Kitchen

8'1" x 7'9" (2.47 x 2.38)

Bedroom 1

11'0" x 10'1" (3.37 x 3.09)

Bedroom 2

9'1" x 7'5" (2.79 x 2.27)

En-Suite

7'5" x 3'2" (2.27 x 0.99)

Bathroom

6'10" x 5'9" (2.10 x 1.77)

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.

