



26 Lon Y Mes, Abergele, LL22 7JG
£240,000

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	82	A	A
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.



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Tenure
Freehold

Council Tax Band
D - Average from 01-04-2024 £2,135.86

Property Description

Accessed via a gently sloping driveway, steps lead you to a covered PVC-glazed door, which opens into a welcoming L-shaped hallway. The hallway, laid with wood-effect laminate flooring that extends into several rooms, features a large linen cupboard, complete with a compact radiator for airing clothes, and a hatch providing access to the loft.

The spacious lounge boasts a cosy gas flame fireplace with a timber mantle, creating a warm and inviting atmosphere. A box bay window offers a delightful view of the nearby Coed-Y-Gopa woodland, flooding the room with natural light.

The kitchen and breakfast room is both practical and spacious, fitted with timber wall and base units complemented by a tiled splashback. Integrated appliances include an electric oven and hob, and there's plumbing for a washing machine. The adjoining conservatory, accessible from the dining area, is laid with tiled flooring and provides panoramic views of the garden.

The primary bedroom is located at the rear of the property, offering ample space for a double bed and freestanding furniture. The second bedroom, situated at the front, is a good-sized double room with a lovely view of the woodland.

The bathroom features a contemporary part-tiled design, complete with a P-shaped bath and overhead shower, fed by a mixer tap and accompanied by a shower curtain. A WC and hand wash basin complete the space.

A raised patio area offers the perfect spot for alfresco dining, accessed via the conservatory, while a ramp on the opposite side of the conservatory leads down to a lawned garden, bordered by mature shrubs and trees, all enjoying a

sunny westerly aspect that captures plenty of light well into the evening during the summer months.

A particularly practical feature of the property is the covered passageway running from the driveway to the rear, offering a sheltered area perfect for drying off muddy paws after a woodland walk. This passage provides access to the kitchen and the single garage, which has the potential to be converted into an additional reception room or an en suite bedroom, subject to the necessary planning permissions.

Available with no forward chain, this property offers a streamlined buying process, ideal for those seeking a quick and smooth purchase.

Situated in a quiet cul-de-sac, the bungalow is just a short drive from Abergele town centre, with its wide range of local shops, gastro pubs, cafés, and other amenities. The location also provides easy access to nearby schools, Abergele Golf Club, and the beautiful Pensarn beach, while the A55 expressway is just minutes away, making it perfect for those looking to commute along the North Wales coast.

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
16'3" x 11'11" (4.96 x 3.65)

Kitchen Diner
15'7" x 11'3" (4.75 x 3.44)

Conservatory
8'7" x 6'6" (2.62 x 1.99)

Bedroom 1
13'4" x 10'10" (4.08 x 3.31)

Bedroom 2
11'3" x 9'11" (3.43 x 3.04)

Bathroom
7'8" x 7'3" (2.34 x 2.22)

Garage
19'3" x 8'8" (5.88 x 2.66)

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)

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.

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.

