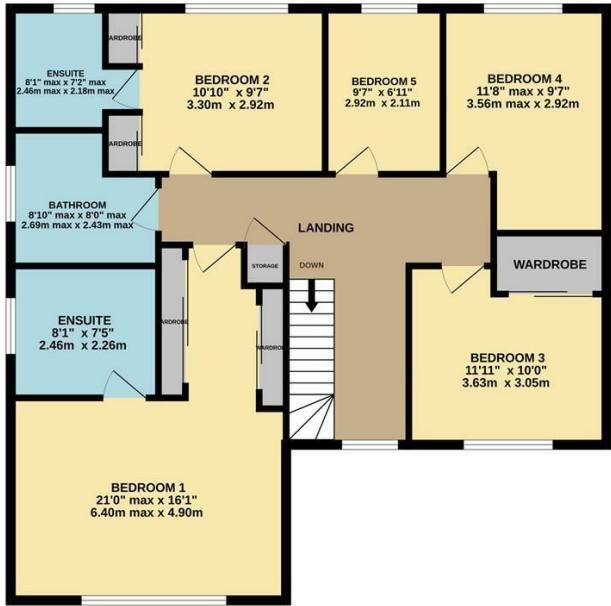
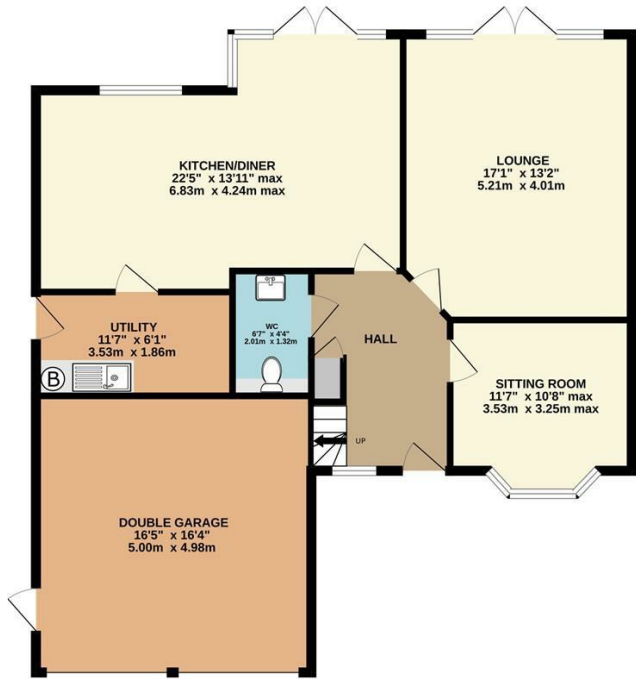




GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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56 Lon Y Berllan, Abergele, LL22 7JF

£455,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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56 Lon Y Berllan, Abergele, LL22 7JF

£455,000



Tenure
Freehold

Council Tax Band
F - Average from 01-04-2024 £3,085.13

Property Description
A UPVC composite double-glazed door invites you into a well-lit entrance hall, showcasing a gallery landing. This space provides access to an under-stair cupboard and a ground floor WC.

The lounge is a luminous and spacious retreat, perfect for family movie nights. Offering ample room for a three-piece suite and boasting numerous power points for all your electrical needs. Double doors opening onto the garden bring in abundant natural light from the south-facing aspect. A snug second reception room, featuring a bay window with a sea view, serves as the ideal retreat from the hustle and bustle, perhaps for those moments when you need a break from the kids!

The epicentre of activity in the property is undoubtedly the open-plan kitchen-dining room. With tiled flooring and a mix of wall and base-mounted high-gloss units complemented by a timber-effect worktop and a glass splashback, the kitchen exudes contemporary charm. Integrated appliances include a fridge-freezer, double electric oven/grill, gas hob, and dishwasher.

Tiled flooring from the kitchen extends into the spacious ground floor utility room, boasting plumbing for a washing appliance and additional storage options, including a larder cupboard and base-mounted units.

Ascend the stairs to the first floor, where the gallery landing window frames a beautiful sea view, allowing an abundance of natural light. A cupboard houses the water tank, and there's access to the loft.

The primary bedroom offers a serene and uninterrupted sea view, complete with a dedicated dressing area featuring fitted wardrobes. There's ample space for a super king bed, dressing table, and additional freestanding bedroom furniture. The ensuite bathroom, with its partially tiled design, adds

practicality with a large shower cubicle, hand wash basin, WC, and built-in storage options.

Bedroom two is tastefully decorated with wood-effect flooring, providing ample room for a king-size bed. Fitted wardrobes frame the door through to a large ensuite shower room.

Bedrooms three and four share a similar size and design, differing in views—one with a sea view and the other overlooking Coed Y Gopa Woodlands.

The fifth bedroom is a versatile space, currently used as a dedicated home office but easily transformable into a children's nursery.

The family bathroom features a four-piece suite, including a shower cubicle, hand wash basin, WC, and a bath with partial tiling and a chrome heated towel rail.

The garden, enjoying a sunny south-facing aspect, is bordered by a brick wall and timber fencing, ensuring privacy. A well-manicured lawn meets a brick wall leading to a tiered section of the garden with mature shrubbery.

Additional property benefits include a double garage with manual up-and-over doors, off-road parking for multiple vehicles, gas central heating throughout, double glazing, and the added assurance of two remaining years on the NHBC guarantee.

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
17'1 x 13'2 (5.21m x 4.01m)

Sitting Room
11'7 x 10'8 max (3.53m x 3.25m max)

Kitchen/Diner
22'5 x 13'11 max (6.83m x 4.24m max)

Utility Room
11'7 x 6'1 (3.53m x 1.85m)

Bedroom 1
21' max x 16'1 (6.40m max x 4.90m)

Bed 1 En Suite
8'1 x 7'5 (2.46m x 2.26m)

Bedroom 2
10'10 x 9'7 (3.30m x 2.92m)

Bed 2 En Suite
8'1 max x 7'2 max (2.46m max x 2.18m max)

Bedroom 3
11'11 x 10' (3.63m x 3.05m)

Bedroom 4
11'8 max x 9'7 (3.56m max x 2.92m)

Bedroom 5
9'7 x 6'11 (2.92m x 2.11m)

Bathroom
8'10 max x 8' max (2.69m max x 2.44m max)

Double Garage
16'5 x 16'4 (5.00m x 4.98m)



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.