

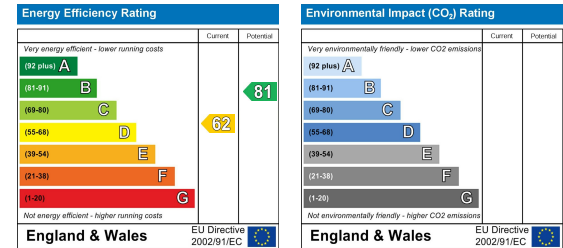


4 Lon Y Dail Abergele, LL22 8QD

Approximate Gross Internal Area = 164.4 sq m / 1770 sq ft
(Including Double Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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4 Lon Y Dail, Abergele, LL22 8QD
£375,000



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£375,000



Tenure

Freehold

Council Tax Band

F- Average from 01-04-25 £3,352.31- Information from conwy.gov.uk

Property Description

As you arrive, you're greeted by a hardstanding driveway providing ample off-road parking, alongside a neatly maintained front garden, primarily laid to lawn and bordered by mature shrubs and a striking feature tree.

A PVC double-glazed door with a glazed side panel, sheltered by a canopy, opens into a welcoming entrance hall laid with stylish wood flooring. A convenient ground floor WC is also accessible from the hallway.

To the front of the property, a cosy snug enjoys plenty of natural light from a large bay window, making it an ideal space for a home office or children's playroom.

The primary lounge is accessed via timber double doors from the hallway, offering a warm and inviting space decorated with dado rails, coved ceilings, and a charming gas fireplace set within a timber mantle atop a solid stone hearth. A tilt-and-slide PVC double-glazed door opens onto the rear garden, seamlessly blending indoor and outdoor living.

Timber doors lead from the lounge into a well-proportioned dining room, providing ample space for a table, chairs, and sideboard. Flowing from here is a large garden conservatory, recently upgraded with an insulated roof, ensuring year-round use as an additional reception space. Skylights flood the room with natural light, and double doors offer direct access to the garden.

The kitchen is fitted with a range of timber wall and base-mounted units, complemented by a tiled splashback. Integrated appliances include a gas hob, a double oven, a dishwasher, and an under-counter fridge. A separate utility room offers additional storage and workspace, featuring a sink, plumbing for a washing appliance, and housing for the central heating boiler. The utility room also provides internal access to the double garage, which is fitted with an electric up-and-over door

and has its own loft space for extra storage.

The first-floor landing leads to a handy storage cupboard containing the water tank and offers access to the loft via a drop-down ladder. The loft is partially boarded for additional storage.

The primary bedroom is generously sized, accommodating a king-size bed with bedside tables. A bay window offers a charming sea view, and integrated wardrobes provide excellent storage solutions. The en-suite shower room features a ceramic hand wash basin, WC, shower cubicle, and a heated towel rail. The second bedroom, adjacent to the primary, comfortably accommodates a double bed with freestanding furniture. This room overlooks the rear garden, with stunning views extending to Tower Hill woodland.

The third bedroom is another spacious double, with ample room for a king-size bed and accompanying furniture. It also benefits from an integrated wardrobe and a lovely sea view.

The fourth bedroom is a well-proportioned single, ideal as a home office or nursery, with a useful built-in storage cupboard. The family bathroom is fully tiled, featuring a bath with an above-bath electric shower and a clear glass screen, alongside a WC, hand wash basin, and heated towel rail.

The southeast-facing rear garden is primarily laid to lawn and bordered by timber fencing for privacy. Multiple paved seating areas provide the perfect setting for outdoor dining and entertaining, ensuring you can make the most of the sunshine throughout the day.

The property is conveniently located within moments of Abergele Golf Club and Coed Gopa Woodlands for those looking to spend their day exploring walking routes and Grwyth Castle. Abergele town centre is a short 10-minute walk away offering a wide range of local shops, gastro pubs, cafes and other local amenities along with easy access to the award-winning Pensarn beach, Pentre Mawr Parc and for those looking to commute along the North Wales Coast the A55 is only a few minutes' drive away!

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.

Both full fibre and copper broadband are available to the property. Source - www.openreach.com/fibre-checker - as of 17-2-25

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge

15'4" x 14'11" (4.69 x 4.55)

Dining Room

13'9" x 8'8" (4.20 x 2.65)

Office/Snug

9'1" x 7'0" (2.78 x 2.15)

Kitchen

11'5" x 10'3" (3.50 x 3.14)

Conservatory

11'10" x 11'0" (3.63 x 3.37)

Bedroom 1

15'1" x 13'9" (4.61 x 4.20)

Bedroom 2

11'5" x 8'10" (3.48 x 2.70)



Bedroom 3

9'11" x 10'9" (3.03 x 3.28)

Bedroom 4

8'9" x 7'2" (2.69 x 2.19)

Double Garage

16'4" x 16'4" (5.00 x 5.00)

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.

