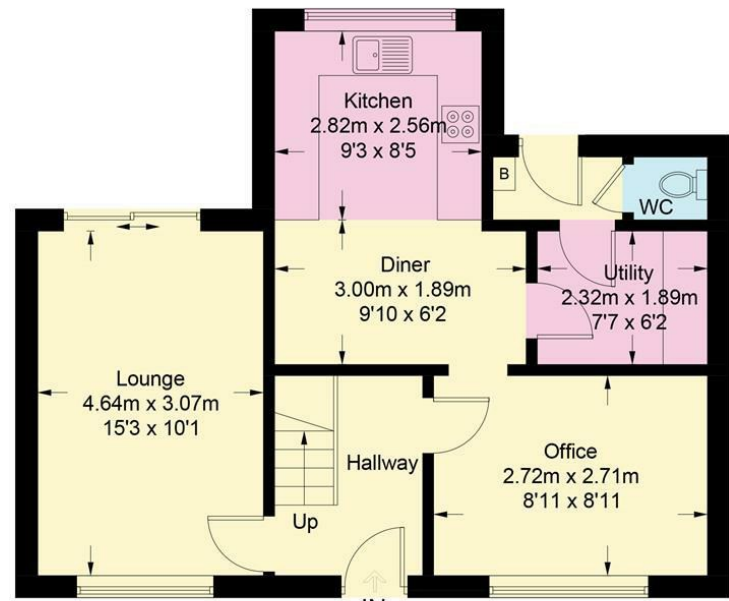
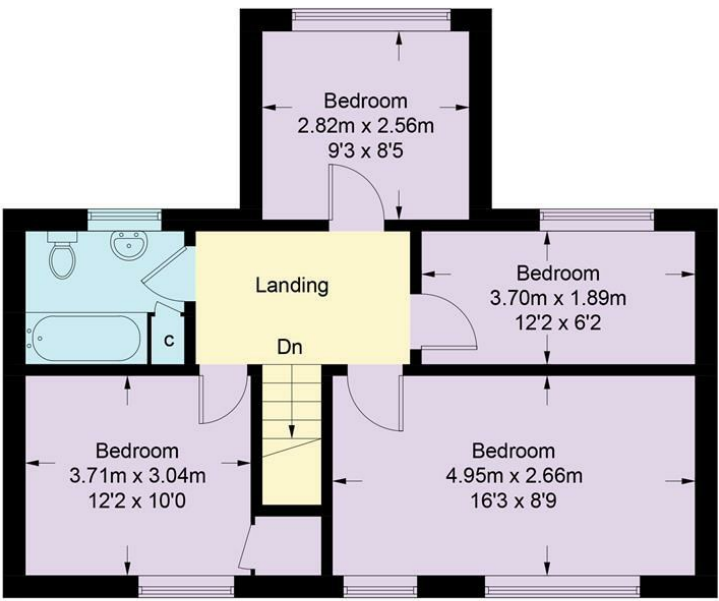


96 Ffordd Y Morfa, Abergele, LL22 7NU

Approximate Gross Internal Area = 102.9 sq m / 1108 sq ft

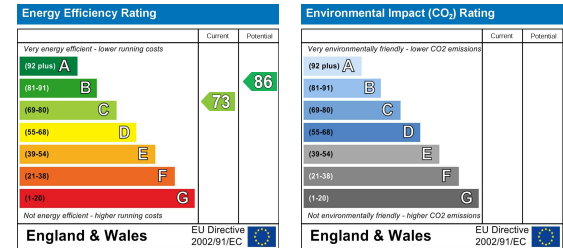


Ground Floor



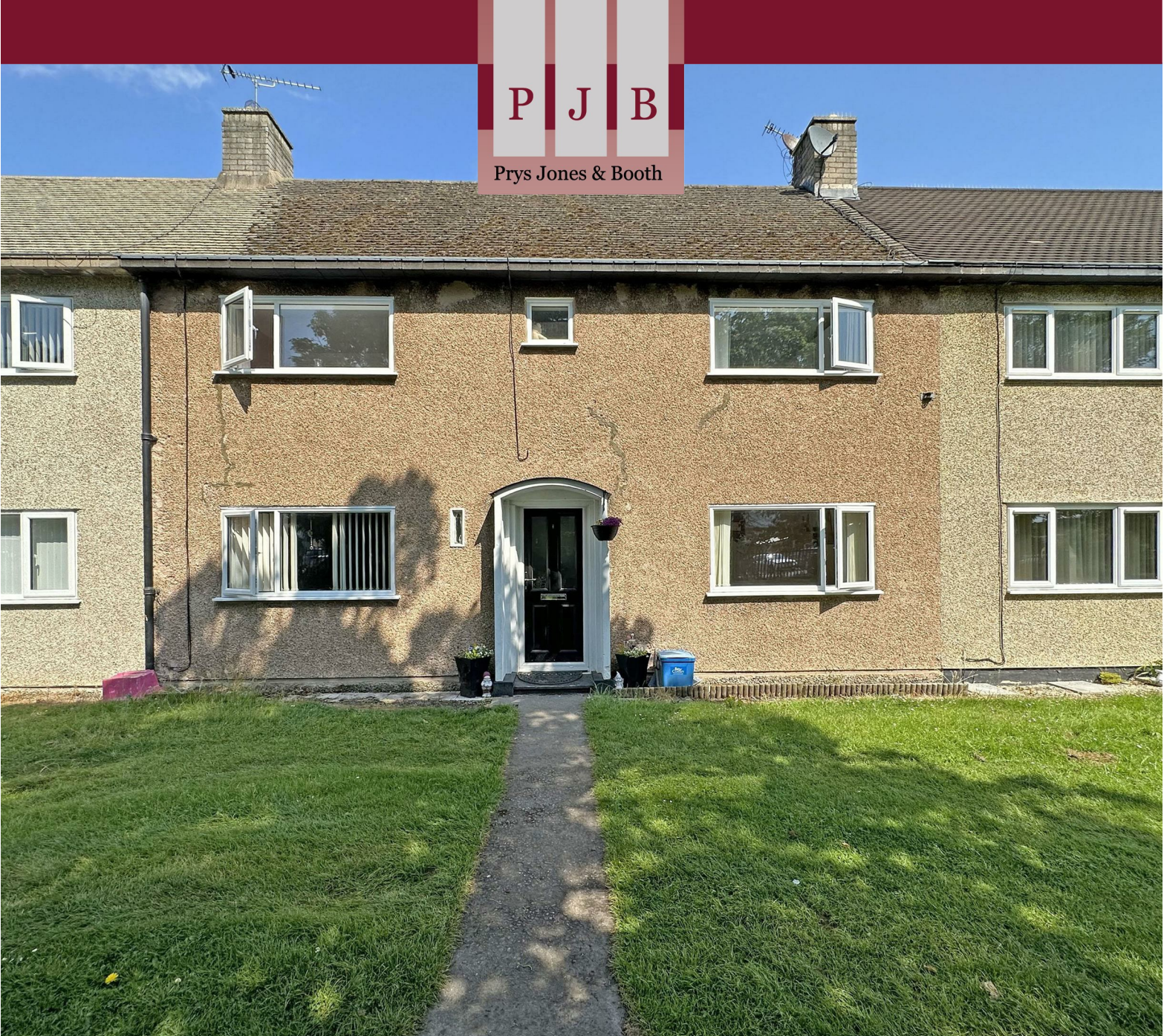
First Floor

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. FloorplansUsketch.com © 2023 (ID980720)



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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96 Ffordd Y Morfa, Abergele, LL22 7NU
£210,000



96 Ffordd Y Morfa, Abergele, LL22 7NU

£210,000



Tenure

Freehold

Council Tax Band

C - Average from 01.04.25 £2,062.96

Property Description

A composite double-glazed door opens into a welcoming entrance hall, laid with stylish, recently installed wood-effect flooring. A useful under-stair storage cupboard provides a practical space for household essentials.

The lounge is a well-proportioned and inviting space, featuring coved ceilings, perfect for film night with the family. Recently installed "French" double-glazed doors open onto the rear patio, allowing natural light to flood the room while offering seamless access to the garden.

A second reception room is accessible from the entrance hall and offers versatile use as a children's playroom, home office, or snug.

The property has been thoughtfully extended to the rear, creating a bright and spacious open-plan kitchen and dining area. The kitchen is fitted with a sleek range of high-gloss wall and base units, complemented by a tiled splashback. Integrated appliances include a fridge freezer, dishwasher, electric oven, and a four-burner gas hob, ensuring both style and functionality.

A rear porch leads out to the garden and provides access to a separate utility room, complete with plumbing and power for washing appliances. A conveniently located ground-floor WC adds further practicality to the home.

Ascending to the first floor, a spacious landing provides access to the loft.

The primary bedroom is generously sized, featuring fitted wardrobes and an outlook onto the front aspect of the property.

The second bedroom benefits from a deceptively large storage cupboard/wardrobe, offering excellent storage solutions.

Bedrooms three and four overlook the rear of the property, both

offering ample space for freestanding bedroom furniture.

The contemporary family bathroom has been designed with modern living in mind, featuring a sleek, fully tiled design. A P-shaped bath is fitted with an overhead rainfall shower and a separate handheld diverter, while a hand wash basin with built-in storage, a WC, and a chrome heated towel rail completes the space.

The large northwest-facing rear garden is bordered by secure timber fencing and is ideal for outdoor entertaining. A spacious patio provides the perfect setting for summer BBQs, while a neatly maintained lawn and a hardstanding concrete area add to the garden's versatility.

The property also benefits from gas central heating and double glazing. Over the current period of ownership, it has been extended and renovated throughout, transforming it into a stylish and spacious family home ready to be enjoyed by its next owners.

Key feature

A standout feature of this property is its prime location. Nestled on Ffordd Y Morfa, it is just a short stroll from Abergele's infant, junior, and secondary schools, as well as the local leisure centre and the scenic Pentre Mawr Park—an ideal setting for families with children.

Abergele town centre is also within easy walking distance, offering a variety of local shops, charming cafés, gastro pubs, and essential amenities. For those who enjoy the outdoors, Pentre Mawr Park and the award-winning Pensarn Beach, recognised with a Seaside Award in 2019, are both easily accessible.

Commuters will appreciate the convenient access to the A55, with east and westbound routes located approximately 0.6 miles away, providing excellent transport links along the stunning 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

15'3 x 10'1 (4.65m x 3.07m)

Office/Reception room

8'11 x 8'11 (2.72m x 2.72m)

Diner

9'10 x 6'2 (3.00m x 1.88m)

Kitchen

9'3 x 8'5 (2.82m x 2.57m)

Utility

7'7 x 6'2 (2.31m x 1.88m)

Bedroom 1

16'3 x 8'9 (4.95m x 2.67m)

Bedroom 2

12'2 x 10' (3.71m x 3.05m)

Bedroom 3

9'3 x 8'5 (2.82m x 2.57m)

Bedroom 4

12'2 x 6'2 (3.71m x 1.88m)



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.

