



5 Lon Garnedd, Abergele, LL22 7EW

£240,000

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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		
(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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Tenure
Freehold

Council Tax Band
Band - D - Average from 01-04-2025 £2,320.83

Property Description
The property is approached via a spacious hardstanding driveway that provides ample off-road parking for multiple vehicles. The drive runs neatly alongside the home, leading to a single garage accessed via modern PVC double doors. The front garden is designed for ease, laid with decorative stone chippings and offering space for potted plants to add seasonal splashes of colour.

Sheltered by a canopy, the PVC double-glazed front door—flanked by a glazed side panel—opens into a welcoming entrance porch. Here, carpeted flooring and PVC panelled walls create a neat introduction to the home, a finish that continues throughout much the property for a cohesive look.

From the porch, step into the L-shaped hallway where you'll find access to the loft space and a generously sized storage cupboard housing the central heating boiler—ideal for keeping household essentials neatly stored.

The main living and dining space is a bright and inviting room, flooded with natural light thanks to its dual aspect windows. Laid with contemporary wood-effect laminate flooring, this versatile space features coved ceilings and a stylish stone fireplace with a solid mantle and hearth, housing an electric fire for cosy evenings in. There's plenty of room for both lounge seating and a dining table, making it a great place to relax and entertain.

The kitchen is well-equipped and thoughtfully laid out, featuring a combination of wall and base mounted units complemented by a tiled splashback. Integrated appliances include an electric oven and an induction hob, with space provided for a freestanding fridge freezer and plumbing in place for a washing machine.

The primary bedroom enjoys a peaceful outlook over the rear garden and is spacious enough to accommodate a super king-size bed along with a range of freestanding bedroom furniture. The second bedroom is another well-proportioned double room, also with pleasant views of the rear garden. A shallow alcove offers the perfect spot for fitted wardrobes or additional storage, making this room ideal for guests or as a home office.

Step outside into the delightful rear garden, a real suntrap thanks to its south-west facing aspect. Enjoy sunshine from midday right through to the golden evening hours in this private and low-maintenance outdoor space. A strip of artificial turf adds a splash of greenery without the upkeep, while paving stones create a practical layout perfect for garden furniture. Raised beds, currently filled with stone chippings, offer potential for planting, and the space is securely enclosed by timber fencing.

Whether you're looking to downsize, invest, or simply enjoy easy living near the heart of Abergele, this superb bungalow is ready to welcome you home.

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.

The property also has the benefit of solar panels. At the time these details are published, we are unaware of any feedback tariffs and are awaiting clarification from the vendors.

Both full fibre and copper broadband are available to the property. Source - www.openreach.com/fibre-checker - as of 11-4--25

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

Lounge/Diner
16'0" max x 20'0" max (4.88 max x 6.11 max)

Kitchen
10'7" x 7'10" (3.24 x 2.39)

Bedroom 1
10'7" max x 13'10" (3.23 max x 4.22)

Bedroom 2
12'7" max x 9'7" (3.84 max x 2.93)

Bathroom
8'5" x 5'6" (2.58 x 1.70)

Garage
18'2" x 9'4" (5.54 x 2.86)

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, Kinnel 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.

