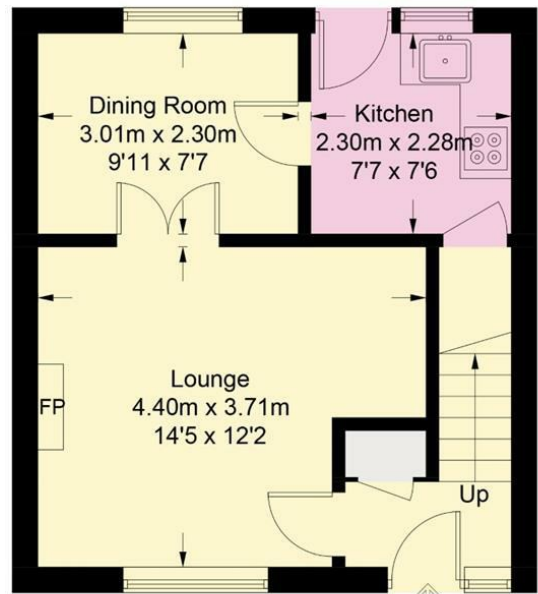


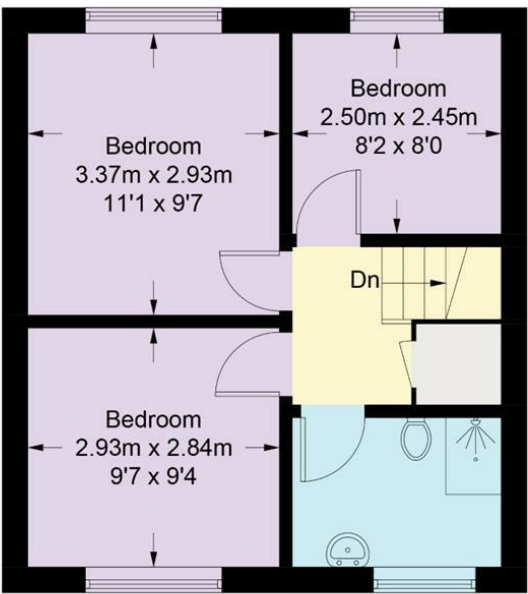


3 Min Y Don, Abergele LL22 7LY

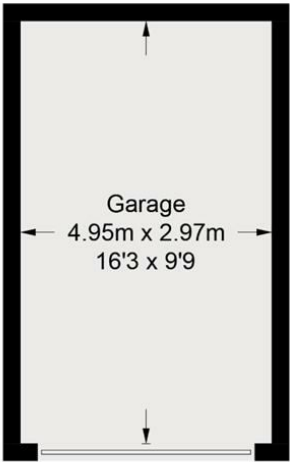
Approximate Gross Internal Area = 69.6 sq m / 749 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 84.2 sq m / 906 sq ft



Ground Floor IN

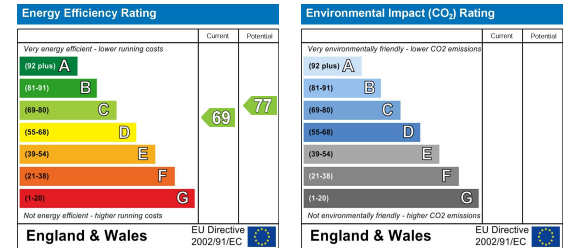


First Floor



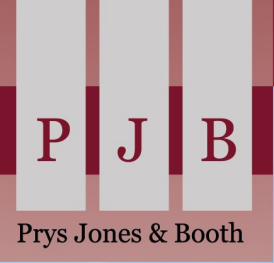
(Not Shown In Actual Location / Orientation)

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. Fourlabs.co © 2025 (ID1217892)



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.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk



3 Min Y Don, Abergele, LL22 7LY
£155,000



3 Min Y Don, Abergele, LL22 7LY

£155,000



Tenure
Freehold.

Council Tax
C - Average from 01.04.2025 £2,062.96.

Property Description
Situated in a terrace just a short stroll from the beach, local park, and vibrant town centre, this three-bedroom mid-terrace home presents a fantastic opportunity for those looking to personalise and modernise their next property. With scope for internal reconfiguration and potential to extend at the rear (subject to the necessary consents), this property is ideal for buyers eager to put their own stamp on a home in a sought-after location.

Upon entering, a compact entrance hall leads to a welcoming living room and onto the dining room, offering a versatile layout for modern family living. Adjacent to the dining space lies a compact kitchen with potential to be opened up into a spacious kitchen-diner – perfect for those who love to entertain or enjoy open-plan living. Upstairs, the first floor accommodates two well-proportioned double bedrooms, a cosy single room, and a practical shower room.

Outside, the property features a generously sized front garden which, subject to consent, could be transformed into off-road parking. To the rear, a fully enclosed garden provides a safe and private space for children or pets, with direct access to a convenient rear footpath. A short walk away, a private single garage offers additional storage or parking options.

Already benefiting from double glazing and central

heating, this home is brimming with potential and just waiting for a new owner to bring it to life.

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.

Entrance Hall

Living Room
14'5" x 12'2" (4.40m x 3.71m)

Dining Room
9'10" x 7'6" (3.01m x 2.30m)

Kitchen
7'6" x 7'5" (2.30m x 2.28m)

First Floor

Bedroom No: One
11'0" x 9'7" (3.37m x 2.93m)

Bedroom No: Two
9'7" x 9'9" (2.93m x 2.984m)

Bedroom No: Three
8'2" x 8'0" (2.50m x 2.45m)

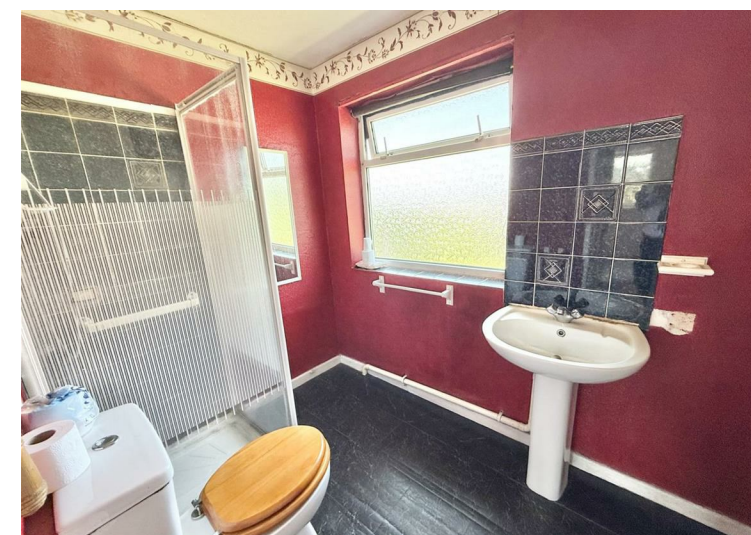
Shower Room

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)

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.

Professional Services

Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

