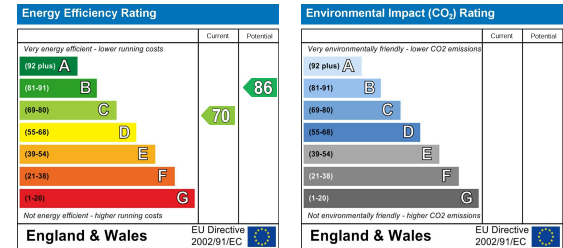


GROUND FLOOR



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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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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3 Lon Glyndwr, Abergele, LL22 7DJ

£370,000



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£370,000



Tenure
Freehold

Council Tax Band
E - Average from 1-4-25 - £2,836.57

Property Description
Step into this remarkable property, where a charming open porch with a composite, glazed door welcomes you into an inviting entrance hall. High-grade laminate flooring gracefully flows throughout the property, connecting multiple rooms and adding to the modern appeal.

The spacious lounge boasts coved ceilings, offering an in-set bay window that floods the room with natural light and provides lovely front aspect views. Adjoining the lounge is a well-proportioned dining room, seamlessly connected through an open archway. This delightful dining area opens to a conservatory with a solid roof, creating a perfect spot to relax and enjoy the views.

A contemporary haven, the well-appointed kitchen is adorned with sleek matte-finished shaker style wall and base mounted units, complemented by brushed steel handles. The elegant design is enhanced by a wood effect working surface and upstands, creating a sophisticated atmosphere. This kitchen is fully equipped with modern appliances, including an integrated Neff branded double oven/grill, a Belling induction hob, and an integrated fridge freezer. With ample space and plumbing for essential daily needs, it offers the convenience you desire.

The primary bedroom exudes elegance with its floor-to-ceiling wood effect fitted wardrobes, offering ample storage. The fully tiled en-suite shower room enhances luxury, boasting a shower cubicle, hand wash basin, and WC.

The second double bedroom offers peaceful rear aspect views, overlooking the serene Coed Y Gopa woodland. Mirrored, fitted wardrobes add a touch of sophistication to this comfortable space.

A versatile third bedroom currently serves as a home office, equipped with a fitted desk and wardrobe, providing flexibility to transform it back into a single bedroom as per your needs.

The property also includes a large, fully tiled shower room featuring a spacious, level threshold walk-in shower with a clear glass screen, a hand wash basin, a heated towel rail, and a

WC.

The front elevation impresses with an exquisitely manicured lawn, adorned with delightful flowerbeds and mature shrubbery, adding to the charming curb appeal. A large, resin-laid driveway offers ample off-road parking for multiple vehicles and leads to a double garage with an electric up-and-over door and a side door opening to the rear garden.

The large South-facing rear garden ensures privacy with its border of timber fencing and flower beds. A spacious patio area located to the side of the property offers the perfect setting for outdoor entertainment. A remote-controlled awning provides shade on sunny days, creating a comfortable space to unwind.

Additional highlights of the property include gas central heating and double glazing throughout, ensuring warmth and energy efficiency.

This stunning home seamlessly combines modern touches with beautiful gardens, creating an inviting and comfortable living environment. Don't miss the opportunity to make it your own - schedule a viewing today!

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
17'7 x 11'3 (5.36m x 3.43m)

Dining Room
10'4 x 8'5 (3.15m x 2.57m)

Conservatory
11'10 x 7'10 (3.61m x 2.39m)

Kitchen
10'3 x 10' (3.12m x 3.05m)

Bedroom 1
11'7 x 11'4 (3.53m x 3.45m)

En Suite
6'4 x 5'10 (1.93m x 1.78m)

Bedroom 2
10'4 x 9'11 (3.15m x 3.02m)

Bedroom 3
11'7 x 6'5 (3.53m x 1.96m)

Shower Room
10'3 x 5'10 (3.12m x 1.78m)

Double Garage
17'8 x 17'4 (5.38m x 5.28m)

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.

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, Rhyl-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, 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.

