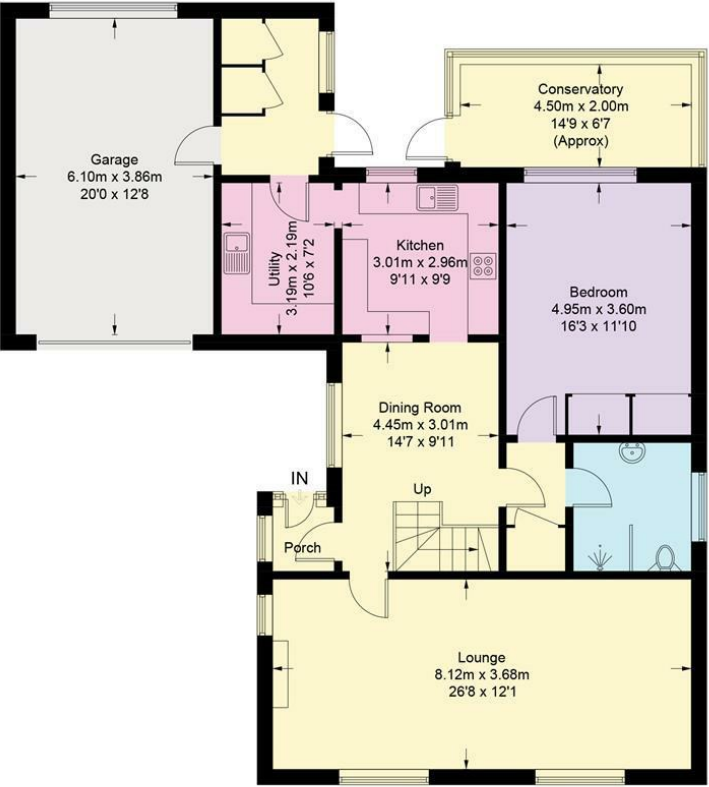


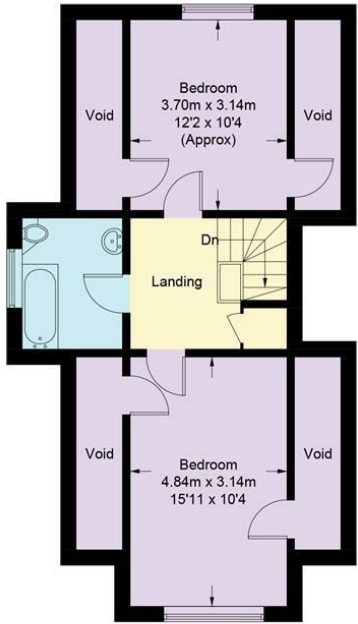


12 Eldon Drive, Abergele LL22 7BY

Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft  
(Including Garage / Excluding Conservatory / Voids)

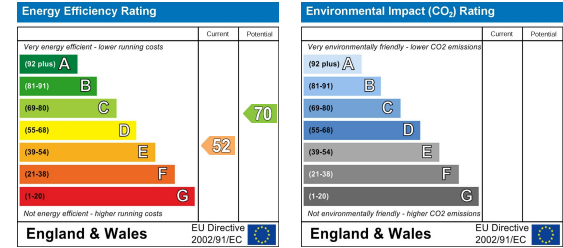


Ground Floor



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.  
Fourlabs.co © (ID1268430)



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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P J B

Prys Jones & Booth



12 Eldon Drive, Abergele, LL22 7BY  
£415,000





# 12 Eldon Drive, Abergele, LL22 7BY

## £415,000



**Tenure**  
Freehold

**Council Tax**  
Band - E - Average from 01-44-2025 £2,836.57

**Property Description**  
Approached via a wide hardstanding driveway offering ample off-road parking, the home is framed by a neatly manicured lawn and a paved pathway leading to the front entrance. The attractive rendered façade is enhanced by a striking stone chimney, creating immediate kerb appeal, while the driveway leads to a large single garage providing further practicality.

A series of tiled steps rise to a sheltered patio area where exposed timber beams form a pergola-style feature, setting the tone for the character found within. A double-glazed door with side panel opens into a bright entrance vestibule, beautifully combining plastered and exposed brick walls. A floor-to-ceiling window floods the space with natural light and offers a delightful outlook towards the entrance of Gwrych Castle.

From here, a timber door leads into an impressive reception and breakfast area, defined by its vaulted ceiling with exposed beams. This welcoming space is ideal for informal dining, perfectly positioned to enjoy the views through a large picture window. Timber-panelled walls and exposed brickwork add warmth and texture, while the staircase rises to the first floor.

The main lounge is a wonderfully inviting room, filled with light from dual front-facing windows and an additional window beside the stone fireplace. Featuring a timber-panelled ceiling and a gas flame fire set within a stone surround and hearth, the room comfortably accommodates both lounge and dining furniture, making it ideal for entertaining or relaxing.

An open archway and serving hatch connect the breakfast area to the kitchen, which is fitted with a range of wall and base units, tiled splashbacks and cushioned flooring. There is ample space for freestanding appliances, including a cooker and dishwasher. A step down leads to a lower-level utility area with further cabinetry, an additional sink, space for a fridge and plumbing for a washing machine. From here, a rear porch provides access to two generous store rooms, ideal as pantries or general storage.

The garage is internally connected and larger than average, fitted with shelving, power sockets and housing the central heating boiler along with gas and electric meters.

Completing the ground floor is a spacious double bedroom accessed via an internal hallway. This room benefits from coved ceilings and a comprehensive range of fitted wardrobes, drawers and a dressing table, and overlooks the attached garden conservatory. The hallway also features a useful cloakroom cupboard with hanging rails and shelving, along with access to a fully tiled ground-floor wet room. Designed with accessibility in mind, this wet room includes an open shower with electric unit and fixed seat, low-level WC, hand wash basin and heated towel rail.

The first-floor landing is generously proportioned and includes a linen cupboard housing the hot water tank. There are two bedrooms on this level. The larger bedroom is an excellent double, enjoying views across the rear garden with glimpses towards the sea. It offers ample space for freestanding furniture and fitted wardrobes, along with access to two substantial eaves storage areas.

The third bedroom is another well-sized double overlooking the front of the property. One of the eaves spaces adjoining this room offers standing-height space and, subject to the relevant planning and building regulations, presents exciting potential for conversion into an en-suite or walk-in wardrobe. A further eaves area provides additional storage.

A fully tiled family bathroom completes the first floor, fitted with a bath, wash hand basin and WC, finished with a decorative tiled border.

Externally, the rear garden is accessed via the rear porch and opens onto a raised patio area adjoining the garden conservatory. Steps descend to a large paved terrace with scope to create a striking outdoor dining area. Beyond lies an expansive, beautifully maintained lawn, with a winding pathway leading to a concrete base ideal for a greenhouse or timber shed. The garden is enclosed by mature hedgerows and timber fencing, and despite its northerly aspect, its generous size ensures sunlight throughout the day and into the evening.

This is a home brimming with potential, offering buyers the

opportunity to modernise and personalise to their own tastes. Subject to the necessary consents, there is also scope to extend or convert the garage into additional living accommodation, creating a truly bespoke family 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.

Full fibre broadband is available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 22-1-2026

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

**Lounge**  
26'7" x 12'0" (8.12 x 3.68)

**Dining Room**  
14'7" x 9'10" (4.45 x 3.01)

**Kitchen**  
9'10" x 9'8" (3.01 x 2.96)

**Utility**  
10'5" x 7'2" (3.19 x 2.19)

**Conservatory**  
14'9" x 6'6" (4.50 x 2.00)



**GF Bedroom**  
16'2" x 11'9" (4.95 x 3.60)

**Bedroom 2**  
15'10" x 10'3" (4.84 x 3.14)

**Bedroom 3**  
12'1" x 10'3" (3.70 x 3.14)

**Garage**  
20'0" x 12'7" (6.10 x 3.86)

**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.

**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.

