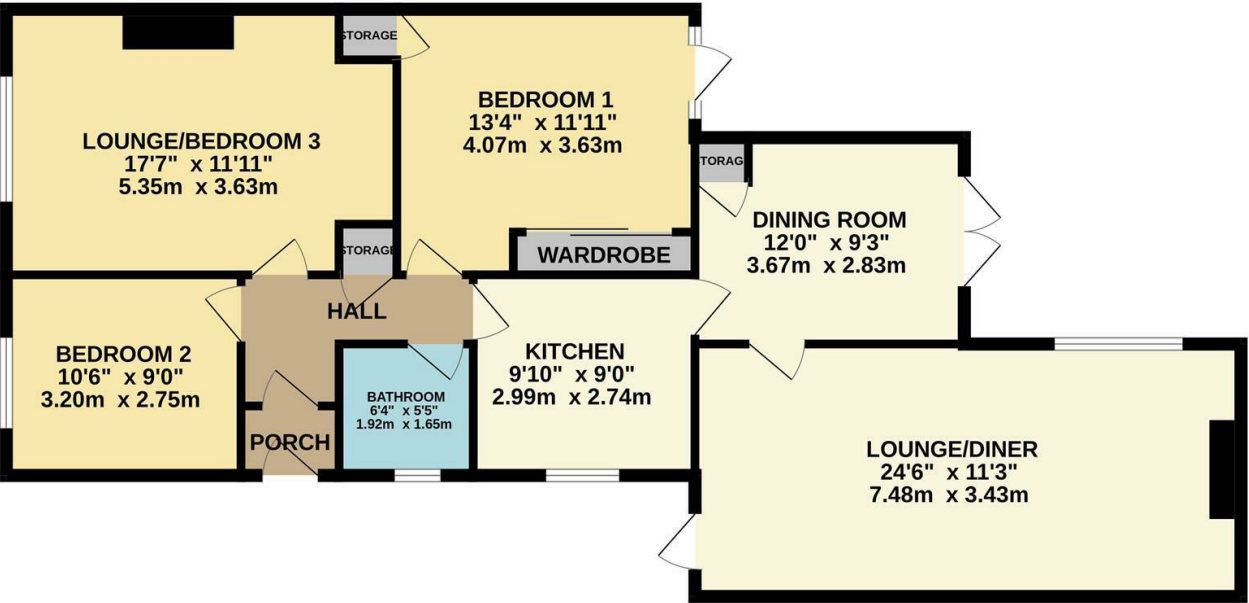


P J B
Prys Jones & Booth

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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26 Lon Derw, Abergele, LL22 7EA
£254,500

2 1 3 D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(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	
(1-10) G		(1-10) 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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26 Lon Derw, Abergele, LL22 7EA

£254,500



Tenure
Freehold

Council Tax Band
C - Average from 01-04-2024 £1,898.54

Property Description
This deceptively spacious and highly versatile extended two/three-bedroom semi-detached bungalow is nestled in a tranquil residential road, just a short stroll from Abergele town centre and the scenic woodland walking paths.

As you approach the property, you’re welcomed by a tarmac driveway that offers off-road parking for multiple vehicles. The front garden, thoughtfully designed for low maintenance, is laid with stone chippings, with a striking brick flower bed at its heart, showcasing a mature tree. The garden is bordered by mature shrubbery, adding a touch of greenery and privacy. Metal gates provide ramped access directly into the lounge extension, offering easy wheelchair access to the property.

A PVC door, sheltered by a matching canopy, opens into an inviting L-shaped entrance hall, where you’ll find a handy storage cupboard and access to the loft space, which is partially boarded and equipped with power, providing additional storage options.

The lounge is a cosy and welcoming space, featuring a beautiful fireplace with an electric fire, framed by charming coved ceilings. From the comfort of your sofa, you can enjoy picturesque woodland views, creating a peaceful atmosphere. Given the bungalow’s versatility, this room could easily be transformed into a large second bedroom, offering ample space for bedroom furniture and wardrobes.

The kitchen is well-appointed with a mix of contemporary wall and base units, complemented by wood-effect flooring and a tiled splashback. There’s plenty of room for freestanding appliances, as well as plumbing for a washing machine.

The property’s rear extension, flowing seamlessly from the kitchen, is currently set up as a dining room, boasting elegant parquet flooring. Double doors open onto the rear garden, flooding the space with natural light and offering a seamless transition to outdoor living. A spacious open-plan lounge and dining area, spanning an impressive 24 feet, is located just off the dining room. This versatile space could be ideal as a self-contained living area, perfect for a family member who desires

their own space, with the added convenience of separate access via the ramp at the front of the property.

The primary bedroom, situated in the original part of the bungalow, is fitted with built-in wardrobes and a useful storage or linen cupboard. There’s plenty of room for a king-size bed, a dressing table, and bedside cabinets. A PVC door with ramped access leads directly to the rear garden, offering convenience and easy outdoor access.

The second bedroom, located at the front of the property, provides ample space for a double bed and additional bedroom furniture. This comfortable room also enjoys beautiful woodland views, making it a peaceful retreat.

The bathroom is stylishly designed with a contemporary, fully tiled finish. It features a P-shaped bath with an overhead shower, a hand basin with built-in storage options, and a low-level WC.

The rear garden is designed for low maintenance, laid with paving stones and bordered by a brick wall and mature shrubbery. There’s plenty of space for a large garden shed and outdoor furniture, making it an ideal spot to relax and enjoy the sunshine, thanks to its south-west facing aspect.

This charming bungalow, with its versatile layout and peaceful setting, offers a wonderful opportunity to create a comfortable and adaptable home in a desirable location.

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/Bed 3
17’6" x 11’10" (5.35 x 3.63)

Kitchen
9’9" x 8’11" (2.99 x 2.74)

Dining Room
12’0" x 9’3" (3.67 x 2.83)

Lounge/Diner
24’6" x 11’3" (7.48 x 3.43)

Bedroom 1
13’4" x 11’10" (4.07 x 3.63)

Bedroom 2
10’5" x 9’0" (3.20 x 2.75)

Bathroom
6’3" x 8’11" (1.92 x 2.74)

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, 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.

