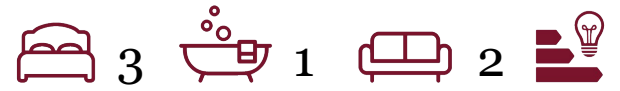


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**153 Ffordd Y Morfa, Abergele, LL22 7NT**  
**£175,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

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



# 153 Ffordd Y Morfa, Abergele, LL22 7NT

## £175,000



### Tenure

Freehold

### Council Tax Band

Band - B - Average from 01-04-2026 £1,923.30

### Property Description

A shared pathway leads to the front of the property, where a garden laid with paving stones is enhanced by a central stone planter and bordered by mature hedging.

Sheltered beneath a canopy, the composite front door with glazed side panel opens into a welcoming entrance hall finished with tiled flooring. A staircase rises to the first floor, with useful under-stair storage beneath, whilst modern strip-panel internal doors, a recurring feature throughout the home, set the tone for the tasteful improvements that continue inside.

The lounge is a warm and inviting space, beautifully presented in neutral tones and finished with wood-effect laminate flooring and covered ceilings. A striking chimney breast takes centre stage, complete with a multi-fuel stove, creating a cosy focal point for the room, whilst a contemporary radiator and space for lounge furniture make it ideal for relaxing with family and friends.

To the rear, the impressive kitchen diner has been designed with both style and practicality in mind. Matching tiled flooring flows seamlessly from the entrance hall, whilst a range of dove grey shaker-style wall and base units, complete with soft-close functionality, integrated spice rack and swing-out storage drawer, provide excellent storage solutions. A large stainless steel sink with glass drainer is complemented by generous worktop space, with room for a freestanding fridge freezer and dishwasher. Integrated appliances include an electric double oven with grill, an induction hob and extractor hood above. The dining area comfortably accommodates a compact table and chairs, with an open storage alcove providing additional practicality.

Opening from the kitchen is a recently constructed extension, offering a wonderfully versatile additional reception space. Whether utilised as a home office, children's playroom or an additional dining area, it provides excellent flexibility to suit a variety of lifestyles. Finished with attractive herringbone-effect laminate flooring, the room enjoys an abundance of natural light, with double doors opening directly onto the rear garden. The vendor is currently awaiting the final Building Regulations completion certificate.

The first floor landing provides access to the loft space and serves three well-presented bedrooms. The primary bedroom is a generous double, finished in neutral décor and benefiting from fitted sliding wardrobes with integrated drawer storage. The second bedroom overlooks the rear garden and comfortably accommodates a double bed alongside freestanding furniture, with a stylish timber slatted feature wall adding a contemporary touch. The third bedroom has been cleverly created through

the reconfiguration of the first floor, offering a versatile single room complete with fitted wardrobes, drawers and folding door access, making it ideal as a child's bedroom, nursery or home office.

Completing the accommodation is the family bathroom, fitted with modern sanitary ware including a floating wash hand basin, WC and a bath with tinted shower screen. A rainfall shower with separate handheld attachment sits above the bath, whilst contemporary tiling to the wet areas, tile-effect vinyl flooring and a chrome heated towel rail complete the modern finish.

Outside, the south-facing rear garden is a fantastic size and perfectly suited to family life. A contemporary stone patio provides an ideal space for outdoor dining and entertaining, leading onto an extensive lawn with ample room for children's play equipment, including a trampoline and climbing frame if desired. Timber fencing encloses the garden, whilst gated access leads onto the shared ginnel. A particularly useful brick-built store is fitted with power, plumbing for two washing appliances and an external tap, creating excellent utility and storage space separate from the main house.

Although the property does not benefit from allocated parking, on-street parking is readily available nearby.

The current owner has invested significantly in improving the property during their ownership, including the installation of a stylish new kitchen and bathroom, replacement windows, the addition of the multi-fuel stove and versatile rear extension, updated central heating boiler, new radiators, extensive replastering, fitted wardrobes, new flooring throughout, plumbing to the external store and a comprehensive decorative overhaul, resulting in a home that is ready to move straight into.

### 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 03-07-26

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

### Lounge

10'7" x 11'3" (3.24 x 3.43)

### Kitchen Diner

17'4" x 8'2" (5.29 x 2.50)

### Garden Room Extension

8'1" x 8'3" (2.48 x 2.54)

### Bedroom 1

10'5" x 10'5" (3.18 x 3.19)

### Bedroom 2

12'2" x 8'7" (3.72 x 2.63)

### Bedroom 3

8'6" (measured to inside of wardrobe) x 7'11" (2.59m (measured to inside of wardrobe) x 2.41m)

### Bathroom

6'7" x 5'6" (2.01 x 1.70)

### Garden Store

4'8" x 7'9" (1.43 x 2.37)

### Important Notice

These particulars are intended only as a guide and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, interested parties must satisfy themselves by inspection, survey and independent enquiries as to the correctness of each statement.

Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets, furnishings or other items. All dimensions, areas and distances quoted are approximate.

Any reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided solely as a guide. No warranty or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.

Information relating to planning permissions, building regulations,

rights of way, easements, covenants, public footpaths, access arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.

