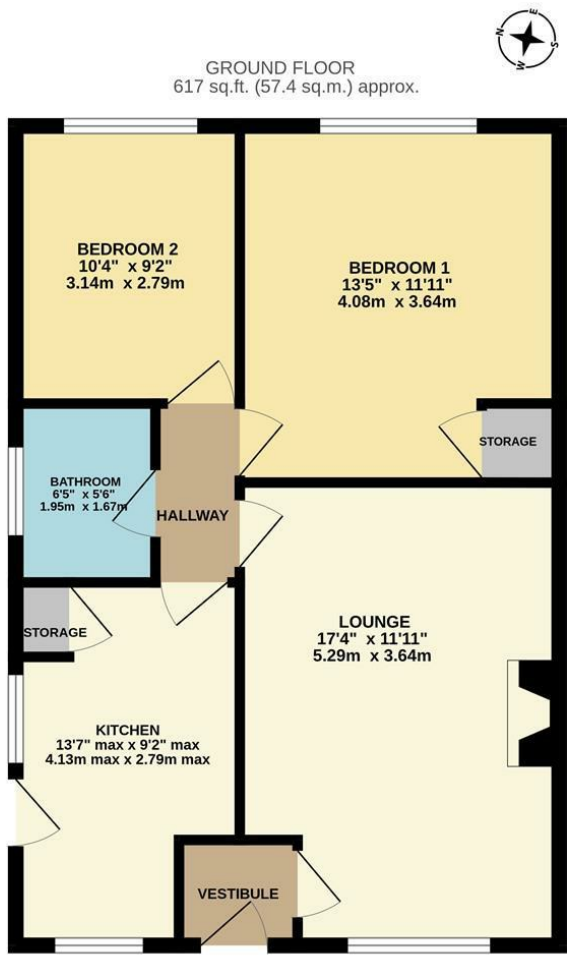
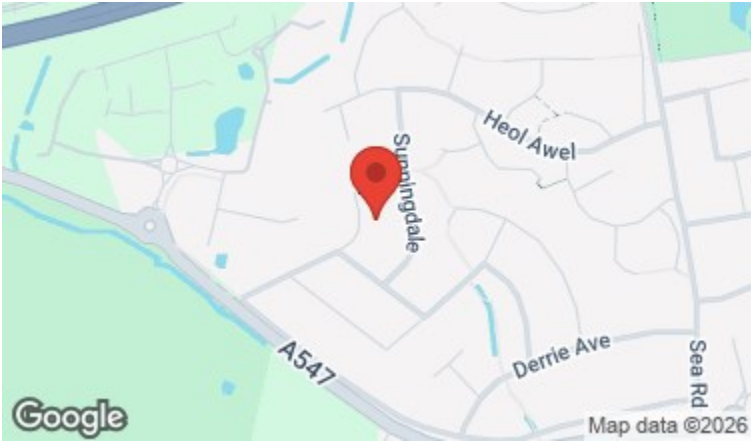
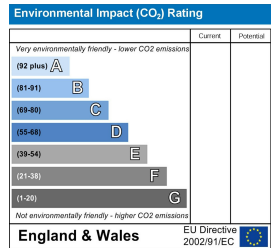
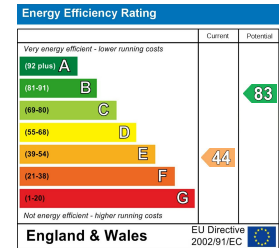




TOTAL FLOOR AREA : 617 sq.ft. (57.4 sq.m.) approx.

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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## 18 Moor Park, Abergele, LL22 7UA

### £165,000



# 18 Moor Park, Abergele, LL22 7UA

## £165,000



**Tenure**  
Freehold

**Council Tax Band**  
Band - C - Average from 01-04-2025 £2,062.96

**Property Description**  
The property is approached via a generous hardstanding driveway providing ample off-road parking for multiple vehicles. The front garden has been designed with ease of maintenance in mind, featuring stone chippings and a paved patio area.

An aluminium-framed door with double-glazed inserts opens into a spacious vestibule, which in turn leads through a timber glazed door into the main lounge. The lounge is a bright and airy room, enhanced by coved ceilings and a large south-west-facing window that allows natural light to pour in throughout the day. From here, there is even a partial glimpse of the Gwrych castle, adding character to the outlook. A prominent chimney breast houses a classic tiled fireplace fitted with an electric fire, forming an attractive focal point.

The kitchen is well lit thanks to dual-aspect windows and offers sufficient space for a breakfast table and chairs. Fitted with a selection of wall and base units, it includes plumbing for a washing machine and space for a freestanding electric cooker. A useful storage cupboard adds practicality, while a side door provides direct access to steps leading to the driveway.

An inner hallway, accessible from both the lounge and kitchen, leads to the two bedrooms, bathroom and loft space via a drop-down hatch.

The primary bedroom is a generous double, enjoying views over the rear garden and offering ample room for a king-size or double bed along with freestanding furniture. A built-in cupboard houses the hot water tank.

The second bedroom is also a comfortable double, featuring

coved ceilings and pleasant rear garden views, with space for additional bedroom furniture as required.

The bathroom is partially tiled and fitted with a low-level WC, hand wash basin and a traditional cast-iron bath.

Externally, the rear garden is notably spacious for a property of this type. Predominantly laid with hardstanding concrete, it offers a blank canvas for landscaping or further landscaping. The garden is enclosed with timber fencing and enjoys pleasant views of the surrounding hillside and woodland. There is also space for a timber shed.

The property is currently served by storage heaters and solar panels. While there is no internal gas connection, we are informed by the vendor that a gas supply is available to the property.

This is a fantastic opportunity to acquire a well-located bungalow with excellent potential, in a peaceful yet highly convenient setting.

Moor Park is a charming cul-de-sac, conveniently located within a few minutes' walk of Gwrych Medical Centre, where you can catch the No.12 bus to both Rhyl and Llandudno. Abergele town centre is about a ten-minute walk away, offering a local supermarket, a range of cafes, shops, a butcher, and a florist. Keen walkers will enjoy exploring Coed Y Gopa woodlands, while the award-winning Pensarn Beach is just a five-minute walk away, perfect for those who prefer a sea view.

### 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 19-2-2026

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

**Lounge**  
17'4" x 11'11" (5.29 x 3.64)

**Kitchen**  
13'6" max x 9'1" max (4.13 max x 2.79 max)

**Bedroom 1**  
13'4" x 11'11" (4.08 x 3.64)

**Bedroom 2**  
10'3" x 9'1" (3.14 x 2.79)

**Bathroom**  
6'4" x 5'5" (1.95 x 1.67)

### 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)

### 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.

