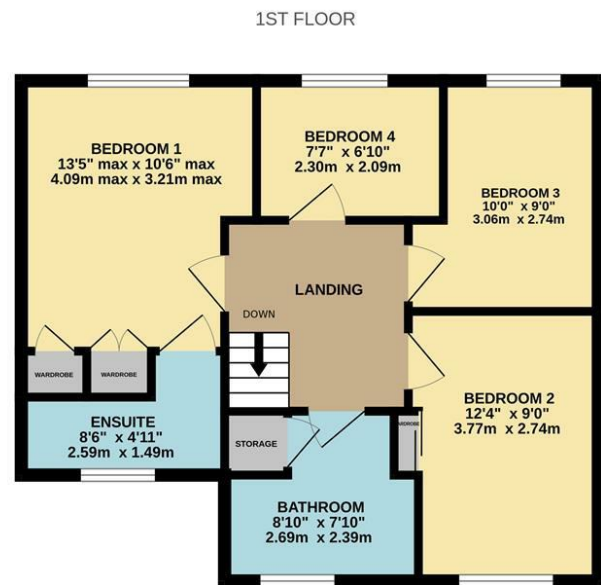
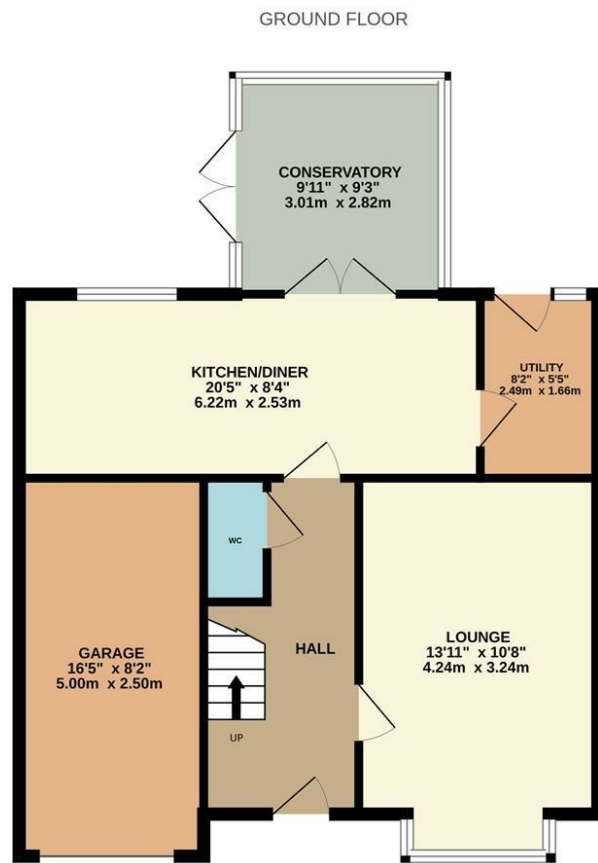


P J B
Prys Jones & Booth



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A	82	93	(92-100) 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
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

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.

12 Lon Elfod, Abergele, LL22 9BQ £325,000



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Tenure

Freehold

Council Tax Band & Estate fees

Band - E - Average from 01-04-2025 £2,836.57

Estate Charges- A service charge is payable on this estate for the maintenance of the communal grounds (subject to increase). The latest charge (01 June 2025 - 31 May 2026) was £186.82 (information provided by the vendors).

Property Description

Set back behind a generous hardstanding driveway providing ample off-road parking, this attractive home is complemented by a single garage with power, ideal for storage. An open porch shelters a composite front door with double-glazed inserts and a matching side panel, creating a welcoming first impression.

Stepping inside, you are greeted by a bright entrance hallway finished in elegant Karndean wood-effect flooring and modern, neutral décor. From here, there is access to a convenient ground floor WC, fitted with a wash basin, tiled splashback and WC – perfect for guests and day-to-day family life.

The main lounge is a spacious and inviting room, offering plenty of space for a full range of lounge furniture. A large bay window floods the room with natural light and provides a charming focal point, making it an ideal setting for relaxing or entertaining, with ample power points and television connections thoughtfully positioned.

To the rear of the property sits open-plan kitchen/dining room, designed as the true heart of the home. Sleek high-gloss wall and base units are complemented by wood-effect worktops that extend to the upstands and matching Karndean flooring, while a practical breakfast bar creates a relaxed space for casual dining or food preparation. Integrated appliances include a double electric oven and grill, fridge freezer, dishwasher and a five-burner gas hob with extractor hood. Recessed ceiling lighting adds a warm ambience, and the dining area comfortably accommodates a table and chairs for family meals and entertaining.

Beyond the kitchen, a separate utility room continues the same modern cabinetry and provides plumbing for a washing machine. A composite door from here opens directly onto the rear garden, offering excellent practicality for everyday living.

Double doors from the dining area lead into a bright conservatory, fitted with an insulated roof and enjoying a desirable south-facing aspect. With panoramic views across the garden, this is a superb additional reception space – ideal as a second sitting room, garden room or peaceful retreat.

The first floor opens onto a spacious landing with access to the insulated loft via a drop-down hatch. The principal bedroom is a generous double overlooking the rear garden, featuring integrated wardrobes with additional space for freestanding furniture. An en-suite shower room adjoins the bedroom, finished with Karndean flooring and comprising a wash basin, WC and a glazed shower cubicle.

Bedroom two is another well-proportioned double, positioned to the front of the property and fitted with mirrored sliding wardrobes, while still offering room for further furniture.

Bedroom three enjoys a sunny south-facing aspect with pleasant views towards local woodland and the rear garden, again providing ample space for a double bed and storage.

The fourth bedroom is a versatile single room, ideal as a home office, nursery or guest bedroom.

The family bathroom is neatly presented with partially tiled walls and modern décor, featuring a full-size bath, wash basin, WC, chrome heated towel rail and a large built-in linen cupboard extending above the staircase.

Outside, the rear garden is impressively spacious for a modern home and thoughtfully arranged across two distinct levels. A wide patio spans the rear of the property, creating an excellent space for outdoor dining and entertaining, with a side pathway and timber gate giving access to the front. Timber sleeper steps rise to a large lawned area, perfect for children's play, pets or simply relaxing in the sunshine. The garden is fully enclosed by secure timber fencing and enjoys a highly desirable south-facing orientation.

Situated on Parc Hendre, the property boasts a prime location. Abergele town centre is conveniently within walking distance, offering proximity to local infant, primary, and secondary schools. Abergele itself is a vibrant locale with an array of local shops, gastro pubs, cafes, and various amenities that cater to diverse needs. The town's excellent transport links contribute to the ease of daily life, with quick access to the A55, situated less than a mile away. This strategic positioning is particularly

advantageous for those embarking on a commute along the picturesque North Wales Coast.

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.

Both full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 15-1-26

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

Lounge

13'10" x 10'7" (4.24 x 3.24)

Kitchen/Diner

20'4" x 8'3" (6.22 x 2.53)

Conservatory

Utility Room

8'2" x 5'5" (2.49 x 1.66)

Bedroom 1

13'5" max x 10'6" max (4.09 max x 3.21 max)

En-Suite

8'5" x 4'10" (2.59 x 1.49)

Bedroom 2

12'4" x 8'11" (3.77 x 2.74)

Bedroom 3

10'0" x 8'11" (3.06 x 2.74)

Bedroom 4

7'6" x 6'10" (2.30 x 2.09)

Bathroom

8'9" x 7'10" (2.69 x 2.39)

Garage

16'4" x 8'2" (5.00 x 2.5)

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.

