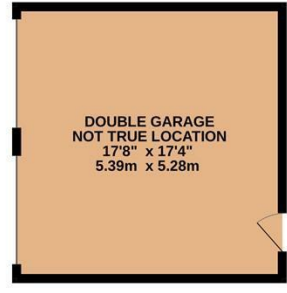
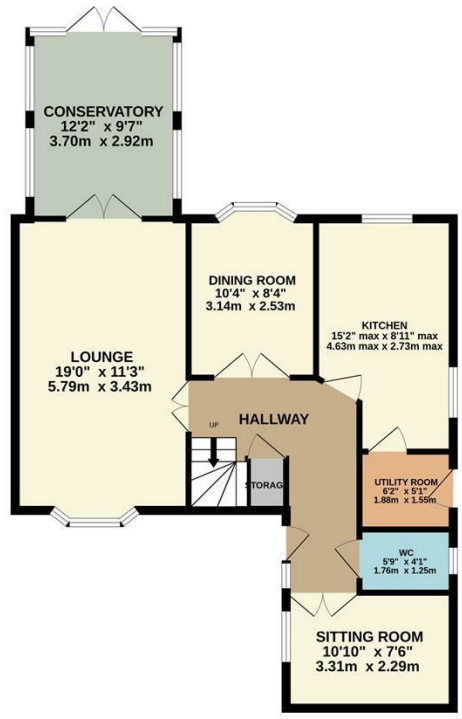
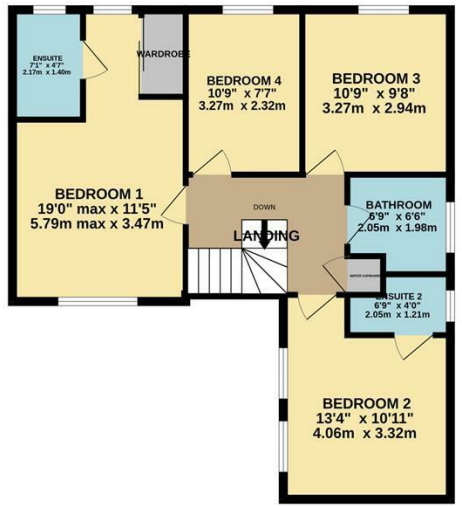


GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1791 sq.ft. (166.4 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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26 Pen Y Cae, Abergele, LL22 9AX
£240,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	77	A	A

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.



26 Pen Y Cae, Abergele, LL22 9AX

£240,000



Tenure

Freehold

Council Tax Band

Band - F - Average from 01-04-2026 £3,571.85

Service charges are applicable on this property for the maintenance of the communal areas of the estate - It is currently unclear at the time these details were issued how much the charge is.

Property Description

The property enjoys a pleasant frontage enclosed by a picket fence, with decorative stone chippings creating a low-maintenance garden space. Established rose bushes and a copper birch tree add colour and character throughout the seasons, while a paved pathway leads to the entrance and continues to the side of the property, providing gated access to the rear garden. To the rear, a private driveway provides parking for two vehicles and leads to a substantial double garage fitted with motorised doors.

A timber entrance door with double-glazed inserts, sheltered beneath a canopy, opens into a welcoming hallway finished with stylish wood-effect luxury vinyl flooring. Practical features include a useful ground-floor WC and a handy under-stairs storage cupboard, ideal for everyday family living.

The primary reception room is an exceptionally spacious lounge, filled with natural light from a south-facing bay window. Offering ample space for a variety of seating arrangements, it provides a comfortable and inviting setting for relaxation and entertaining. A particularly unique feature of the home is the internal lift, which provides access from the lounge directly to the primary bedroom suite above, enhancing accessibility and future-proofing the accommodation.

Patio doors open seamlessly into a generous conservatory, creating an additional reception area that enjoys views across the rear garden. Finished with wood-effect vinyl flooring, this versatile space is perfect as a garden room, sitting area or family room, with further patio doors opening directly onto the outdoor entertaining areas.

Positioned between the lounge and kitchen, the dining room offers excellent flexibility. Easily accommodating a dining table and chairs, it could equally serve as a snug, playroom or home office depending on individual requirements.

A further reception room is situated to the front of the property and provides yet more versatility. Ideal as a home office, hobby room, snug or even a ground-floor bedroom, it offers valuable additional living space to suit a variety of lifestyles.

The kitchen is fitted with a range of wood-effect wall and base units complemented by laminate worktops, which extend to form a practical breakfast bar. Tiled flooring enhances durability, while integrated

appliances include an electric oven and gas hob. There is also space for a freestanding dishwasher, fridge freezer and an additional under-counter appliance, ensuring the room remains both functional and family-friendly.

Leading from the kitchen, the utility room provides further storage and workspace, featuring matching cabinetry and dedicated space for both a washing machine and tumble dryer. The central heating boiler is also located here, while a side door offers convenient access to the pathway leading to the rear garden.

The first-floor landing is particularly spacious and benefits from natural light via a window, creating an open and airy feel. Access is available to the loft space, whilst a useful cupboard houses the hot water cylinder.

The principal bedroom is a generously proportioned double room with ample space for a king-size bed and accompanying furniture. A fitted dressing area with mirrored wardrobes provides excellent storage, while the bedroom is directly served by the internal lift. The en-suite shower room is attractively appointed with partial tiling, a wash basin set within storage cabinetry, WC and a modern shower enclosure featuring both a rainfall shower head and handheld attachment.

A second spacious double bedroom also benefits from its own en-suite shower room, creating an ideal guest suite or secondary principal bedroom. The contemporary shower room includes a WC, wash hand basin and shower enclosure, all finished in a modern style.

The remaining bedrooms offer excellent flexibility for growing families. The third bedroom is a comfortable double room overlooking the rear garden and provides ample space for freestanding furniture. The fourth bedroom is a well-sized single room, ideal as a child's bedroom or nursery, whilst the fifth bedroom further enhances the property's versatility and overall appeal.

Outside, the rear garden has been designed with ease of maintenance in mind and enjoys a pleasant north-west facing aspect, allowing for plenty of sunshine throughout the afternoon and evening. Two separate patio areas provide ideal spaces for outdoor dining, entertaining and relaxing, whilst a section of artificial lawn offers additional practicality and is ready for refreshing to suit the new owner's taste. Secure timber fencing encloses the garden, creating a safe environment for children and pets, while direct access into the rear of the double garage adds further convenience.

The location is equally attractive, positioned within a quiet residential estate just minutes from the beach and scenic coastal path. Excellent transport links include the Number 12 bus service connecting Rhyl and Llandudno, while nearby Abergele & Pensarn railway station provides convenient rail connections for commuters. Easy access to the A55 Expressway allows straightforward travel across North Wales and beyond. Local convenience shops are located nearby, with the wider amenities of Abergele Town Centre just a short drive away. Families will also appreciate the children's play park situated within the development itself.

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 - as of 05-06-26

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

Lounge

18'11" x 11'3" (5.79 x 3.43)

Dining Room

10'3" x 8'3" (3.14 x 2.53)

Sitting Room

10'10" x 7'6" (3.31 x 2.29)

Conservatory

12'1" x 9'6" (3.70 x 2.92)

Kitchen

15'2" max x 8'11" max (4.63 max x 2.73 max)

Utility

6'2" x 5'1" (1.88 x 1.55)

WC

5'9" x 4'1" (1.76 x 1.25)

Bedroom 1

18'11" max x 11'4" max (5.79 max x 3.47 max)



Bed 1 En Suite

7'1" x 4'7" (2.17 x 1.40)

Bedroom 2

13'3" x 10'10" (4.06 x 3.32)

Bed 2 En Suite

6'8" x 3'11" (2.05 x 1.21)

Bedroom 3

10'8" x 9'7" (3.27 x 2.94)

Bedroom 4

10'8" x 7'7" (3.27 x 2.32)

Bathroom

6'8" x 6'5" (2.05 x 1.98)

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, Llandudlas, 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.

