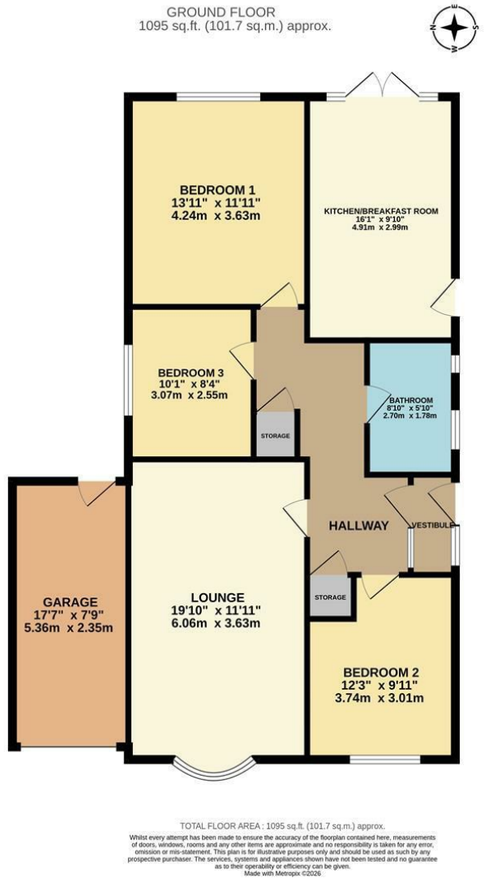
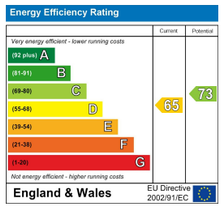
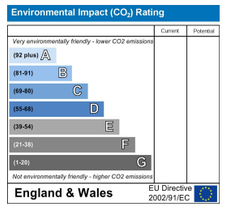










These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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Prys Jones & Booth



4 Llwyn Onn, Abergele, LL22 7EG
£280,000

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4 Llwyn Onn, Abergele, LL22 7EG
£280,000





Tenure
Freehold

Council Tax Band
Band - D - Average from 01-04- 2026 £2,472.82

Property Description
The property is approached via a brick-paved pathway, with a neat front lawn framed by two established flower beds. The brick paving extends to the driveway with access to the single garage, whilst tall shrubbery along the boundaries adds a good degree of privacy. The brick-paved pathway continues along the right-hand side of the property, leading through to the rear garden where it opens into a generous patio area, providing an ideal space for outdoor furniture and entertaining.

A PVC entrance door with glazed side panel opens into a welcoming entrance vestibule, featuring exposed brick walls and attractive quarry tiled flooring. A second timber glazed door, again accompanied by a glazed side panel, opens into the spacious hallway. Two well-proportioned storage cupboards provide useful household storage, whilst coved ceilings add a touch of traditional character. There is also access to the loft space via a convenient drop-down hatch.

The lounge is a spacious reception room with coved ceilings and a prominent chimney breast forming the focal point of the room. A gas open fire sits within a traditional tiled hearth and surround, creating a classic centrepiece. The inset bay window faces West and enjoys lovely views towards the nearby Coed-Y-Gopa woodlands, with the changing colours of the seasons providing a particularly attractive outlook. There is ample space for a range of freestanding furniture, making this a comfortable room in which to relax and enjoy the surroundings.

The kitchen/breakfast room is a well-sized and practical space, fitted with wood-grain-effect wall and base units, laminate worktops and a tiled splashback featuring a floral pattern. Integrated appliances include a fridge, freezer and a Neff branded oven, microwave-oven & hob, whilst the generous proportions lend itself to the fitted breakfast table.

The largest bedroom is positioned towards the rear of the property, overlooking the pleasant garden. A generously proportioned room with ample space for a king or super king-size bed, together with freestanding wardrobes and additional furniture.

The second bedroom enjoys a front-facing aspect, with the nearby woodlands providing a lovely outlook and a changing backdrop throughout the seasons. Modern carpeting and bright neutral décor create a light and welcoming space, with sufficient room for bedroom furniture.

The third bedroom is another spacious double room, currently arranged as a home office. Its generous proportions make it a particularly versatile room that could be used as a bedroom, study, hobby room or additional living space depending upon the requirements of the new owner.

The bathroom is fully tiled from floor to ceiling and fitted with a bathtub, low-level WC and wash hand basin. A mirrored vanity unit incorporates useful built-in storage, whilst a well-proportioned shower cubicle with sliding screen provides a separate showering facility.

The rear garden is a particularly pleasant feature of the property. Enjoying an east-facing aspect, the garden benefits from plenty of afternoon sunshine due to its southerly side, creating a lovely outdoor space to enjoy throughout the day. Mature trees, established shrubbery and well-stocked flower beds frame the immaculate lawn, giving the garden a mature and attractive feel. The generous brick-paved patio provides plenty of room for outdoor furniture, with steps leading down towards the neat lawn and creating a natural transition between the different areas of the garden.

The single garage is accessed via a manual up-and-over door and benefits from a concrete floor and fixed workbench, making it useful for storage, hobbies or practical workshop space. A personal door provides direct access to the garden. The gas and electric meters are housed within the garage, along with the electrical consumer unit incorporating RCD protection.

The property is conveniently located within walking distance of Abergele town centre offering easy access to a wide range of local shops, gastro pubs, cafes and other local amenities along with easy access to the award-winning Pensarn beach, Coed Y Gopa Woodlands for any keen walkers and is within a short drive of Abergele Golf Club. For those looking to commute along the North Wales Coast the A55 is only a few minutes' drive away!

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 23-9-26

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

Lounge
19'10" x 11'10" (6.06 x 3.63)

Kitchen Breakfast Room
16'1" x 9'9" (4.91 x 2.99)

Bedroom 1
13'10" x 11'10" (4.24 x 3.63)

Bedroom 2
12'3" x 9'10" (3.74 x 3.01)

Bedroom 3
10'0" x 8'4" (3.07 x 2.55)

Bathroom
8'10" x 5'10" (2.70 x 1.78)

Garage

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.

