



10 Lon Y Gors, Pensarn, Abergele, LL22 7RU

Offers Over £150,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Tucked away in the sought-after coastal community of Pensarn, Abergele, this beautifully maintained two-bedroom bungalow offers more than just a home, it's a lifestyle by the sea. Ready for immediate occupation, this property comes with no onward chain, making the transition smooth and straightforward for its new owner.

The home is bright and inviting, creating a warm and comfortable environment perfect for relaxing. The lounge provides a cosy setting, while the kitchen is practical for everyday living. Both bedrooms offer peaceful retreats, and the conservatory overlooks the rear garden, offering a tranquil space to enjoy your morning coffee or unwind with a book in any season.

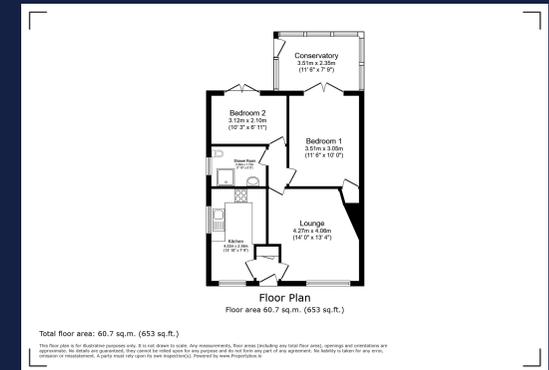
The rear garden has been thoughtfully designed for minimal upkeep, allowing more time to relax and enjoy coastal life. The front garden is equally easy to maintain, enhancing the property's neat kerb appeal. A private driveway provides off-road parking and leads to a garage with electric doors and lighting, while a powered shed adds versatile space for hobbies, storage, or a small workshop.

Location is key, and this Pensarn bungalow delivers. Just a short stroll from Pensarn Beach, residents can enjoy coastal walks, fresh sea air, and stunning sunsets. Abergele / Pensarn Railway Station is nearby, offering easy travel along the North Wales coast, while quick access to the A55 North Wales Expressway makes commuting or exploring the region straightforward.

Whether you are an investor, downsizing or entering the property market by the coast, this bungalow combines comfort, convenience, and the charm of seaside living. With its immaculate presentation, low-maintenance outdoor spaces, and prime location near the beach and transport links, it represents an exceptional opportunity in Pensarn, Abergele.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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