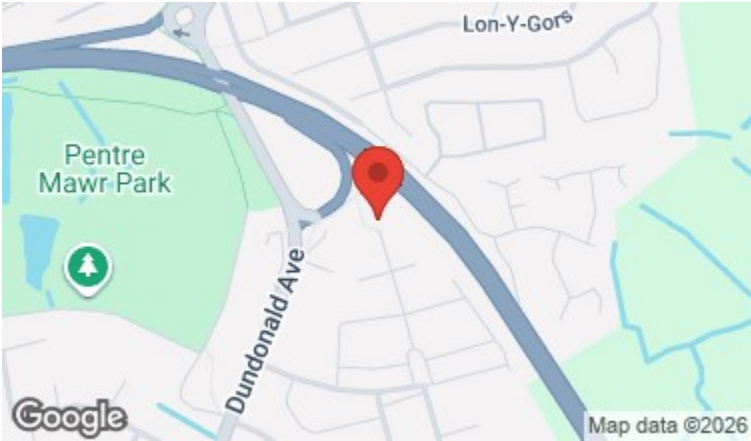
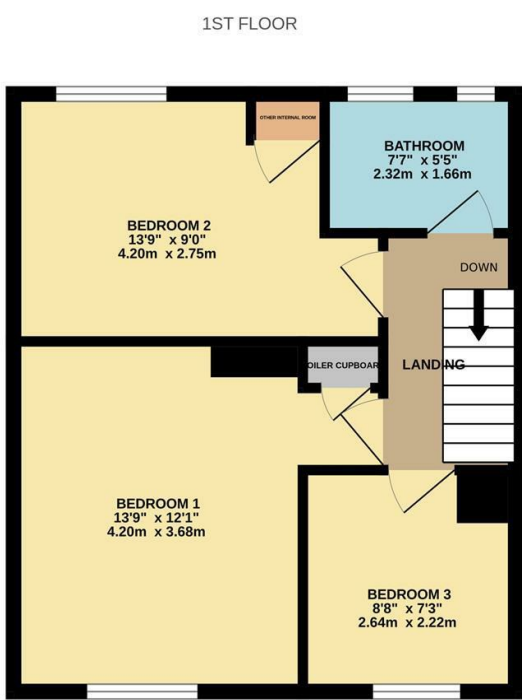
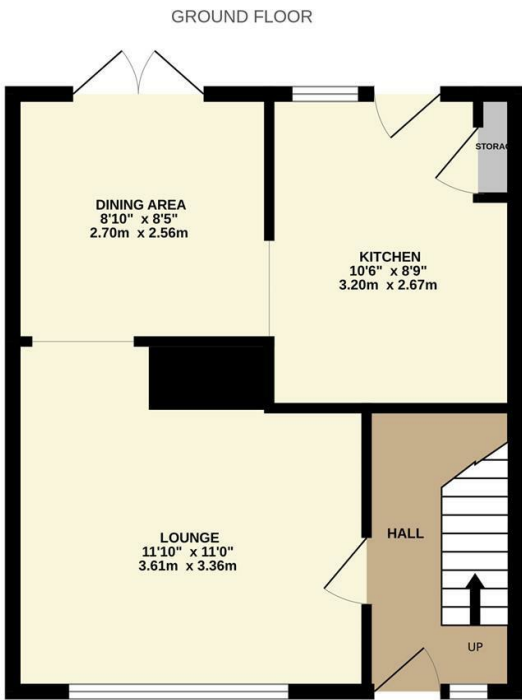




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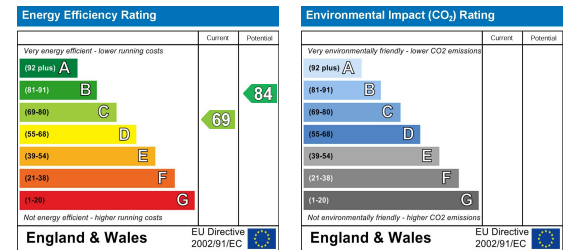


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# 131 Ffordd Y Morfa, Abergele, LL22 7NT

## £170,000

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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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www.prysjonesbooth.co.uk





# 131 Ffordd Y Morfa, Abergele, LL22 7NT

## £170,000



### Tenure

Freehold

### Council Tax Band

Band - B - Average from 01-04-2025 £1,805.09

### Property Description

The property is approached via a low-maintenance frontage, enclosed by a brick wall with decorative metal railings. The slate-chipped garden is neatly edged with paving stones, complementing the brick and render façade.

A PVC entrance door with glazed insert and side panel opens into a bright and welcoming hallway, finished with wood-effect laminate flooring which continues seamlessly into the principal reception rooms. There is practical open under-stair storage, ideal for coats and household items.

The lounge is a light-filled and comfortable space, enjoying pleasant woodland views from the front window. Generous proportions allow room for both two- and three-seater sofas, creating a sociable yet cosy living environment. An open archway leads through to the dining room, maintaining a natural flow between the spaces.

The dining room offers ample space for a family dining table. The current vendors also comfortably accommodate an American-style fridge freezer within this area, demonstrating its flexibility. Double doors open directly onto the rear garden, providing an excellent connection for indoor-outdoor living.

The kitchen is fitted with a range of base and wall-mounted units, complemented by laminated worktops and a striking black brick-style tiled splashback. Integrated appliances include an electric oven and four-ring gas hob, while vinyl flooring ensures durability. A useful storage cupboard adds practicality, and a door provides further access to the garden.

Upstairs, the landing is laid with wood-effect laminate flooring and benefits from loft access via a pull-down

ladder. The loft itself is boarded and fitted with power, offering valuable additional storage space.

The primary bedroom is a spacious double with a south-facing aspect, allowing for plenty of natural light. There is ample room for a double or king-size bed alongside freestanding furniture, and a useful built-in storage cupboard enhances functionality. Bedroom two, positioned to the rear, is another generous double with views over the garden and the gas boiler neatly concealed within a cupboard. Bedroom three is a comfortable single room, currently utilised as a home office, making it ideal for remote working or a child's bedroom.

The bathroom is well-appointed with a large P-shaped bath featuring a glass shower screen and overhead shower. A contemporary vanity unit incorporates both the wash basin and WC, providing storage beneath, while large mirrored cabinets offer additional practicality.

Externally, the rear garden is a standout feature. Immediately outside the dining room lies a generous hardstanding patio area, with access to a useful store house. A side gate leads to a shared access alley. The garden is enclosed by timber fencing and established hedging, providing privacy and security. A raised flowerbed adds character, while the substantial lawn offers excellent space for children or pets. To the rear, a further seating area laid with slate chippings incorporates vegetable beds constructed from timber sleepers. Although north-facing, the garden's generous size allows it to enjoy good light throughout the day.

The property's location is particularly appealing. Local schools are just minutes away on foot, along with a convenience shop at the top of the street. The A55 expressway is easily accessible in both directions, making commuting straightforward. Pentre Mawr Parc, Pensarn beach and the coastal path are all within close proximity, while Abergele town centre offers a wide range of shops, cafés, pubs, a butcher, florist and leisure centre.

This is a fantastic opportunity to secure a spacious home in a family-friendly and highly convenient location.

### 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 17-02-26

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

### Lounge

11'10" x 11'0" (3.61 x 3.36)

### Dining Room

8'10" x 8'4" (2.70 x 2.56)

### Kitchen

10'5" x 8'9" (3.20 x 2.67)

### Bedroom 1

13'9" x 12'0" (4.20 x 3.68)

### Bedroom 2

13'9" x 9'0" (4.20 x 2.75)



### Bedroom 3

8'7" x 7'3" (2.64 x 2.22)

### Bathroom

7'7" x 5'5" (2.32 x 1.66)

### 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, Kinnel 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.

