



34 Lon Dirion

Abergele

£300,000

Bedrooms: 5 | Bathrooms: 2 | Receptions: 2

Room to grow, space to unwind and a garden that brings something special to everyday life... this five-bedroom detached house in Abergele offers a welcoming setting for your next chapter.

Occupying a generous corner plot on a sought-after residential estate, this family home combines flexible living space with far-reaching sea views from the rear. From busy mornings to relaxed evenings together, there's room here for everyone to find their own rhythm.

The spacious kitchen offers plenty of room to enjoy cooking, whether you're preparing a quick midweek supper or getting everyone involved in a weekend feast. And with fresh produce growing just outside, dinner could include something picked from your own garden.

Overlooking the rear garden, the lounge and dining area provides a lovely place to gather. Picture leisurely Sunday lunches, conversations around the table and evenings spent relaxing as the garden becomes the backdrop to family life.

A second generous lounge at the front gives you welcome flexibility. A cosy retreat, somewhere for the children to spread out, or a separate space to enjoy your favourite programme while someone else watches theirs the choice is yours.

Accessed from the kitchen, part of the integral garage has been thoughtfully adapted to provide a utility room and downstairs WC, helping keep the practical side of everyday life neatly tucked away. The front section retains useful space for storage or a home gym.

Upstairs, four generous double bedrooms offer room for family and guests, while the fifth bedroom could equally serve as a nursery, dressing room or home office. The main bedroom has its own ensuite shower room, and a family bathroom with a bath and shower over completes the accommodation.

Outside, the private, tiered rear garden has been landscaped to create different places to enjoy throughout the day. Start with a morning coffee, settle into a quiet corner with a book, or bring friends together for alfresco dining on the patio. Mature shrubs frame the seating areas, creating an established setting that isn't overlooked.

To the side, the owners have created a productive edible garden, growing tomatoes, broccoli, strawberries and chillies. Whether you're an experienced gardener or simply love the idea of picking your own ingredients, this is a wonderful opportunity to make growing part of everyday family life.

At the front, off-road parking accommodates two vehicles, with potential to create further parking if required. With Abergele town centre, the beach and transport links all in a lovely walk or short drive away, this detached family home offers a lovely balance of space at home and convenience beyond the front door.

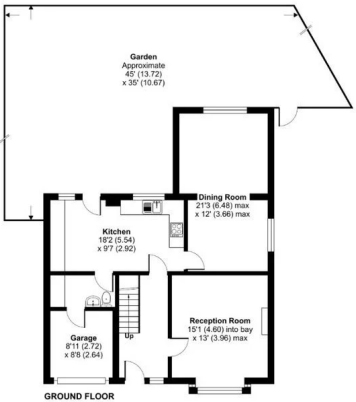
If you're looking for a five-bedroom home in Abergele with sea views, two generous living areas and a garden to enjoy in more ways than one, this could be the place for you.



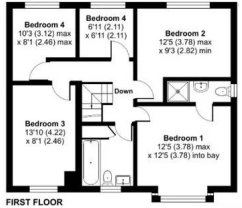




Lon Dirion, Abergelle, LL22



Approximate Area = 1485 sq ft / 138 sq m
Garage = 77 sq ft / 7.1 sq m
Total = 1562 sq ft / 145.1 sq m
For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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	









Signature Property Partners - Kelly Young

07704 486 061

kelly.young@signaturepp.co.uk

<https://signaturepropertypartners.co.uk/>