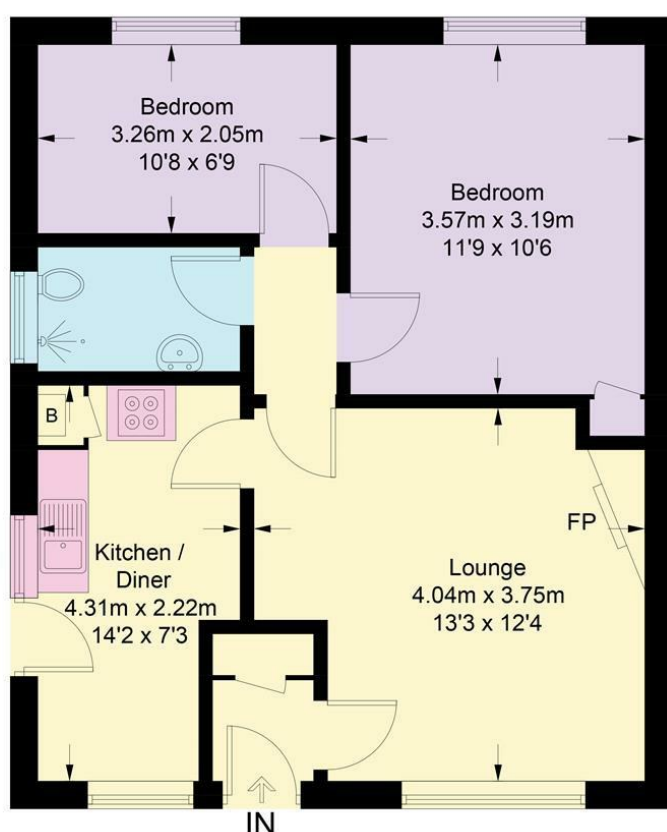


**9 Lon Y Llyn, Pensarn, Abergele, LL22 7RR**

Approximate Gross Internal Area = 53.0 sq m / 570 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Fourlabs.co © 2025 (1248477)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	76	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

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.



**9 Lon Y Llyn, Abergele, LL22 7RR**  
**£140,000**



# 9 Lon Y Llyn, Abergele, LL22 7RR

£140,000



## Tenure

Freehold (assuemd)

## Council Tax Band

Band - C - Average from 01-04-2025 £2,062.96

## Property Description

The property is approached via a hardstanding driveway providing off-road parking for one vehicle. Alongside sits a paved pathway bordered by a low-maintenance front garden laid with slate chippings and framed by a low-level brick wall, creating a neat and welcoming first impression.

A composite front door opens into a practical entrance porch, fitted with carpet and featuring a handy cloak cupboard housing the electrical consumer unit and smart meter, with pegs for hanging coats. A timber door leads into the bright and airy lounge, where a large picture window draws in natural light and offers pleasant views over the front aspect. A feature gas fireplace with a classic tiled surround, mantle, and hearth adds warmth and character to this comfortable living space.

The kitchen is accessible directly from the lounge and offers ample room for a breakfast table and chairs. There is space for both cooking and washing appliances, and while the kitchen would benefit from modernisation, it provides an excellent opportunity for buyers to create their ideal culinary space. A side door opens to a paved area, providing easy access to the rear garden.

From the inner hallway, you'll find two bedrooms and the bathroom. The principal bedroom is a well-proportioned double, offering space for freestanding furniture and benefiting from a built-in storage cupboard—perfect for linens and bedding. The second bedroom is a generous single, ideal for guests or use as a home office, and both rooms enjoy a peaceful outlook over the rear garden.

The bathroom has been adapted into a wet room, featuring a sealed non-slip floor and fully tiled walls in a contemporary finish. It is fitted with a wall-mounted

shower, hand basin, chrome heated towel rail and WC.

The rear garden is designed with low maintenance in mind, laid mainly with stone chippings and several paved seating areas. Mature trees at the rear provide privacy, while beyond them, lovely open views create a sense of space and tranquillity. A well-sized timber shed offers practical outdoor storage.

The property further benefits from gas central heating, double glazing throughout, and a boiler housed within the kitchen cupboard. Loft access is located in the bathroom.

Perfect for those looking to downsize or for buyers seeking a coastal retreat with scope to add their own personal touch, this charming bungalow offers peace, practicality, and potential in equal measure.

## 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.

Both full fibre and copper broadband are available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 14-10-25

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

## Lounge

13'3" x 12'3" (4.04 x 3.75)

## Kitchen

14'1" x 7'3" (4.31 x 2.22)

## Bedroom 1

11'8" x 10'5" (3.57 x 3.19)

## Bedroom 2

10'8" x 6'8" (3.26 x 2.05)

## 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.

## 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.

