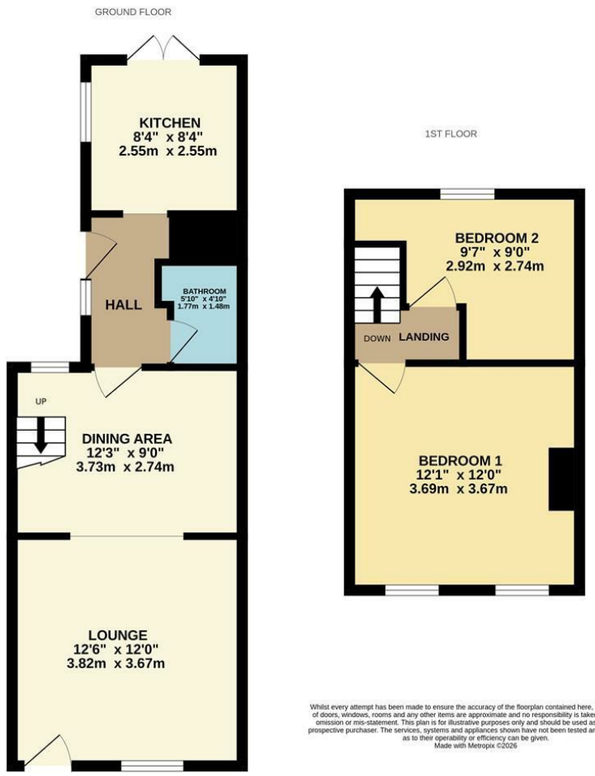
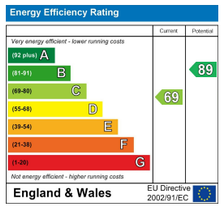
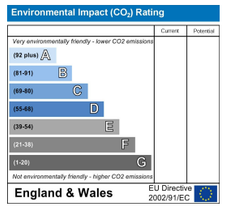






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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P J B
Prys Jones & Booth



2 Mountain View Clip Terfyn, Abergele, LL22 8EH

£159,950

2 | 1 | 2 | C





2 Mountain View Clip Terfyn, Abergele, LL22 8EH
£159,950





Tenure
Ask Agent

Council Tax band
Band - C - Average from 01-04-2026 £2,198.07

Property Description
Approached via a private lane, the property enjoys an attractive frontage with a low stone wall and decorative stone chippings leading to the welcoming UPVC entrance door. Step inside and you'll find a bright and inviting lounge that has been thoughtfully modernised while preserving its traditional features. Wood-effect laminate flooring flows throughout, complemented by deep double-glazed windows that fill the room with natural light. Taking centre stage is a stunning feature fireplace, complete with a multi-fuel log burner set within a beautiful stone surround and slate hearth, creating a cosy focal point for relaxing evenings.

The lounge flows effortlessly into a versatile second reception area, currently arranged as a snug. Characterful wood-effect beams and an original fireplace add warmth and personality, while the generous proportions make this an ideal dining room, reading room, home office, or hobby space, depending on your lifestyle.

To the rear of the property, the galley-style kitchen is both practical and well-appointed, featuring tiled flooring, a tiled splashback, and wood-effect base units. There is space for a fridge freezer and a washing appliance, together with an electric oven, gas hob, and the convenience of a combi boiler. Double patio doors open directly onto the rear garden, allowing natural light to flood the space and creating an effortless connection between indoor and outdoor living.

The bathroom is finished with fully tiled walls and flooring and comprises a bath with an overhead shower, WC, and wash hand basin. Practical shelving provides useful storage while maintaining a clean and contemporary feel.

Upstairs, the primary bedroom is a wonderfully spacious and airy retreat, comfortably accommodating a king-size bed alongside additional furniture, while attractive alcoves, and abundant natural light enhance the room's character and charm. The second bedroom is currently utilised as a home office but is equally suited as a comfortable single bedroom or nursery, benefiting from built-in storage and matching wooden floorboards.

Outside, the low-maintenance rear garden provides a private and peaceful setting to enjoy throughout the seasons. A combination of paved and lawned areas is complemented by well-stocked flower beds, while high timber and bamboo fencing creates an excellent degree of privacy. A useful garden shed and additional outdoor storage provide practicality, and a rear gate offers convenient access to the service lane where the bins are located.

In Addition, the flat roof of the kitchen was updated in 2017 with a guarantee of 15 years whilst the firestone rubber is guaranteed for 50 years.

Lovingly maintained and full of character, this delightful home offers an excellent opportunity for first-time buyers, downsizers, or anyone seeking a peaceful property within easy reach of the coast, local amenities, and excellent transport links.

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 4-8-26

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

Lounge
12'6" x 12'0" (3.82m x 3.67m)

Dining Room
12'2" x 8'11" (3.73m x 2.74m)

Kitchen
8'4" x 8'4" (2.55m x 2.55m)

Bathroom
4'10" x 5'9" (1.48m x 1.77m)

Bedroom 1
12'0" x 12'1" (3.67m x 3.69m)

Bedroom 2
9'6" x 8'11" (2.92m x 2.74m)

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, Kinmel 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.

