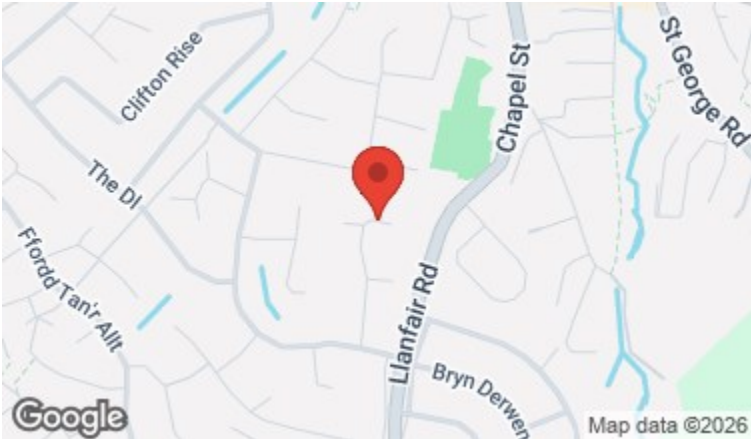
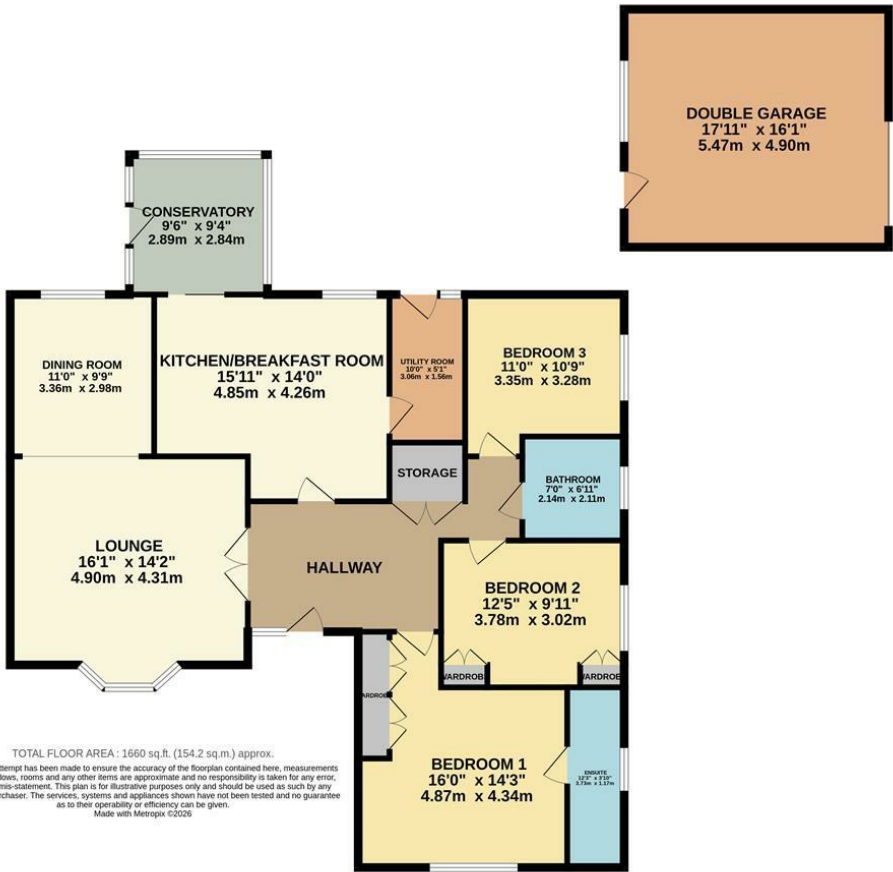




P J B
Prys Jones & Booth



GROUND FLOOR
1660 sq.ft. (154.2 sq.m.) approx.



21 Llwyn Onn, Abergele, LL22 7EG
£480,000

3 2 2 D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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21 Llwyn Onn, Abergele, LL22 7EG

£480,000



Tenure
Freehold

Council Tax Band
Band - F - Average from 01-04-2026 £3,571.85

Property Description
A sweeping lawn creates a welcoming first impression, beautifully punctuated by a variety of young trees and established planting. Beyond, the stunning backdrop of Coed y Gopa woodland provides an ever-changing natural vista and a wonderful sense of tranquillity. A shared brick-paved driveway leads to the property's private parking area, offering space for two vehicles, whilst a paved pathway guides you around to the front entrance.

Stepping through the uPVC entrance door, flanked by a glazed side panel, you are welcomed into an impressively spacious hallway. An attractive archway adds character and a generous double storage cupboard provides practical storage solutions whilst also housing the floor-mounted central heating boiler.

The main reception space is both generous and inviting, with the lounge flowing seamlessly into the dining area through a graceful archway. The lounge offers ample room for a wide range of furnishings, whilst a bay window allows natural light to flood the room throughout the day. An attractive gas flame fireplace, set within an ornate stone surround and hearth, creates a charming focal point, while decorative coving and a ceiling rose add further elegance and character.

The adjoining dining area enjoys pleasant views over the rear garden and provides plenty of space for family dining and entertaining, creating a sociable extension of the main living space.

The kitchen is a particularly impressive feature of the home, offering a spacious kitchen-breakfast room designed for both practicality and everyday living. A comprehensive range of solid wood wall and base cabinets provide excellent storage, complemented by tiled splashbacks, durable flooring and recessed ceiling spotlights. Integrated appliances include an oven and grill, four-ring gas hob and dishwasher. Opening directly from the kitchen, the utility room provides additional workspace along with plumbing for laundry appliances and space for a freestanding fridge freezer.

Adding further versatility to the accommodation is the conservatory, a delightful additional reception room enjoying views towards the surrounding woodland. Offering ample space for comfortable seating, it provides a peaceful retreat in which to relax and unwind whilst maintaining a strong connection with the garden. Doors open directly onto the outdoor space, making it ideal for enjoying the warmer months.

The primary bedroom is a spacious and beautifully appointed double room, comfortably accommodating a comprehensive range of furniture including wardrobes, bedside tables, a dressing table and chest of drawers.

Decorative coving enhances the room, whilst a television point adds convenience. The accompanying en-suite shower room is fully tiled and comprises a generous shower enclosure with sliding glass screen, wash hand basin with storage cabinetry beneath, WC and shaving point.

A second double bedroom benefits from an extensive range of fitted furniture, including wardrobes surrounding and extending above the bed space, together with a fitted dressing table and drawers, creating a stylish and practical arrangement.

The third bedroom is another well-proportioned double room, offering excellent flexibility as either guest accommodation, a home office or study. With ample room for freestanding furniture, it can easily adapt to a variety of lifestyles and requirements.

The family bathroom is fully tiled and enhanced by an attractive decorative border. Fitted with a bath, WC and wash hand basin set above shaker-style storage cabinets, the room also benefits from a large fixed mirror and heated towel rail, creating a practical yet comfortable space.

Outside, the rear garden enjoys a sunny south-west facing aspect, ensuring plenty of sunshine throughout the afternoon and evening. Designed with ease of maintenance in mind, it features a paved patio ideal for outdoor dining and entertaining, alongside a neatly kept lawn enclosed by timber fencing, creating a private and secure environment. Practical additions include external power points, an outside tap and gated access leading back to the parking area. The rear of the double garage can also be accessed directly from the garden, with the garage benefitting from a motorised door. A brick-paved area adjacent to the garage offers an ideal location for a greenhouse or garden shed, whilst a timber shed is currently positioned to the opposite side of the property.

This superb bungalow combines spacious accommodation, an exceptional woodland setting and an outstanding location just moments from the heart of Abergele. Rarely do properties offering such a desirable combination of privacy, convenience and generous living space become available, making this a wonderful opportunity for a wide range of buyers.

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 05-06-2026

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

Lounge
16'0" x 14'1" (4.90 x 4.31)
Dining Room
11'0" x 9'9" (3.36 x 2.98)

Kitchen Breakfast Room
15'10" x 13'11" (4.85 x 4.26)

Conservatory
9'5" x 9'3" (2.89 x 2.84)

Utility Room
10'0" x 5'1" (3.06 x 1.56)

Bedroom 1
15'11" x 14'2" (4.87 x 4.34)

Bedroom 2
12'4" x 9'10" (3.78 x 3.02)

Bedroom 3
10'11" x 10'9" (3.35 x 3.28)

Bathroom
7'0" x 6'11" (2.14 x 2.11)

Double Garage
17'11" x 16'0" (5.47 x 4.90)

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.

