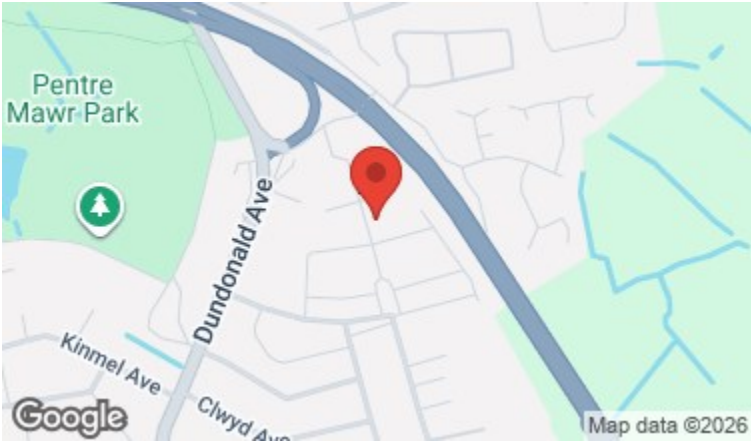
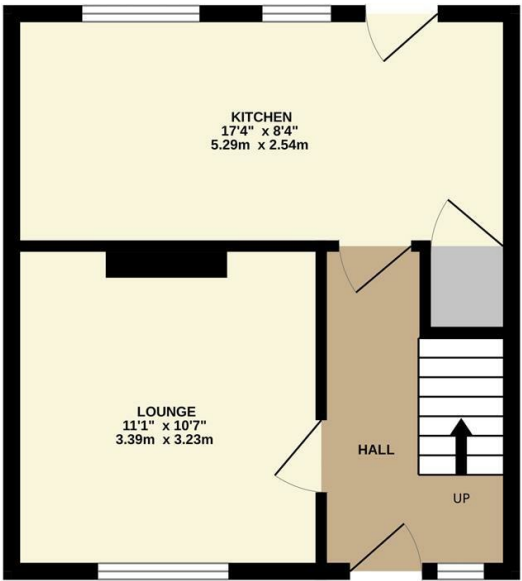


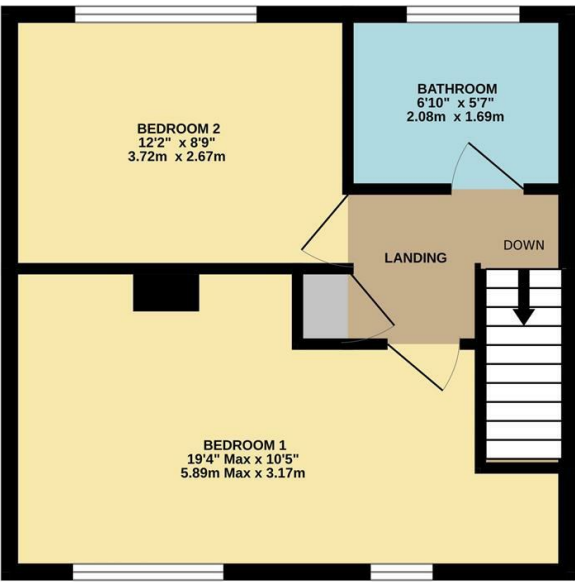


P J B
Prys Jones & Booth

GROUND FLOOR



1ST FLOOR



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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167 Ffordd Y Morfa, Abergele, LL22 7NT

£140,000



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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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167 Ffordd Y Morfa, Abergele, LL22 7NT

£140,000



Tenure
Freehold

Council Tax Band
Band - B - Average from 01-04-2026 £1,923.30

Property Description
Approached via a low brick wall and attractive cast iron gate, a concrete pathway leads through the pebbled front garden to the UPVC entrance door. Stepping inside, you are greeted by a spacious hallway with useful understairs storage, providing a practical first impression and plenty of room for coats, shoes and everyday essentials.

The lounge is a bright and cosy reception room, with a large double-glazed window allowing natural light to fill the space. A traditional-style gas fire provides a welcoming focal point, while the carpeted flooring and decorative wallpapered ceiling add a homely feel.

To the rear of the property, the kitchen provides a practical space with wood-effect laminate flooring and a good amount of room for both storage and everyday dining. There is space for a table and chairs, together with room for a cooker, fridge, freezer and washing appliances. A large window brings plenty of natural light into the room, while the combi boiler is also housed here. A door provides convenient access directly into the rear garden.

Upstairs, the principal bedroom is a particularly spacious and bright room, comfortably accommodating a king-size bed alongside additional furniture. Two windows provide an abundance of natural light, while useful alcoves offer potential for wardrobes or additional storage.

The second bedroom is another well-proportioned room, with ample space for a double bed and accompanying furniture. A large window creates a bright and airy atmosphere, complemented by carpeted flooring and decorative wallpapered walls.

The bathroom offers a straightforward and practical layout,

featuring lino flooring, wallpapered walls and space for a bath, together with a WC and wash hand basin. The room also offers scope for modernisation, allowing a new owner to create a bathroom to their own taste.

Outside, the rear garden has been designed with relatively low maintenance in mind, combining paved areas with sections of lawn. With an east-facing aspect, it provides a pleasant spot to enjoy the morning sunshine, while high timber fencing creates a good degree of privacy. A useful storage shed provides space for gardening equipment and outdoor belongings, while shared side access offers convenient access for bins.

Offering a peaceful setting close to the town centre, generous bedroom accommodation and the advantage of no onward chain, this two-bedroom home represents an exciting opportunity for those looking to make their mark on a property and create a home of their own.

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 24-1-26

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

Lounge
11'1" x 10'7" (3.39m x 3.23m)

Kitchen
17'4" x 8'3" (5.29m x 2.54m)

Bedroom 1
19'3" max x 10'4" (5.89m max x 3.17m)

Bedroom 2
12'2" x 8'9" (3.72m x 2.67m)

Bathroom
6'9" x 5'6" (2.08m x 1.69m)

Abergele
Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town

also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

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.

