

GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.
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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| 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 | |
| A (92-101) | | A (92-101) | |
| B (81-91) | | B (81-91) | |
| C (69-80) | | C (69-80) | |
| D (55-68) | 74 | D (55-68) | |
| E (39-54) | | E (39-54) | |
| F (21-38) | | F (21-38) | |
| G (1-20) | | G (1-20) | |
| 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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83 Min Y Don, Abergele, LL22 7LY
Offers in excess of £250,000



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Tenure
Freehold.

Council Tax
Band C. Average from 01.04.2025 £2,062.96

Property Description
An immaculate three bedroom bungalow with good size gardens, ample off road parking and a garage which has been split to provide a workshop and a useful outside room. The property is situated within easy access of the beach and park and walking distance of the town centre it is also convenient for the A55.

To the front there is a lawned garden and long drive leading to the garage and access through a gate to the back garden. At the back of the property is an enclosed private garden with hot tub covered by a gazebo and a large astroturf area with double doors leading from the conservatory.

Access from the back garden leads to the work shop and storage room with power and lighting. There is also outside electric sockets and hot and cold taps.

On entering the property there you will find a pleasant hallway with double doors leading to the dining room which is open to the lounge which has a large window to the front allowing in maximum natural light and great for cosy winter nights with a log burning stove. A door off the lounge leads to two double bedrooms, one at the front of the property and one at the rear, both with built in wardrobes.

The master bedroom is at the back of the property and again has a great amount of fitted wardrobe space.

A modern bathroom comprises; panelled bath with overhead shower, low level WC and wash hand basin.

The kitchen has a range of high grey gloss wall and base units with complimentary work surfaces and brick style tiled splash backs. Built in oven and ceramic four ring hob with overhead extractor canopy. Just off the kitchen is a good size conservatory overlooking the rear garden.

Whether you are looking to retire or a family home the selling agents urge you to view this splendid property.

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.

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

Entrance Hall

Dining Room
10'2" x 8'9" (3.12m x 2.69m)

Living Room
17'8" x 11'7" (5.39m x 3.55m)

Kitchen
9'0" x 8'8" (2.76m x 2.65m)

Conservatory
18'6" x 8'3" (5.65m x 2.52m)

Bedroom No: One
11'11" x 9'11" (3.64m x 3.04m)

Bedroom No: Two
8'5" x 8'4" (2.57m x 2.55m)

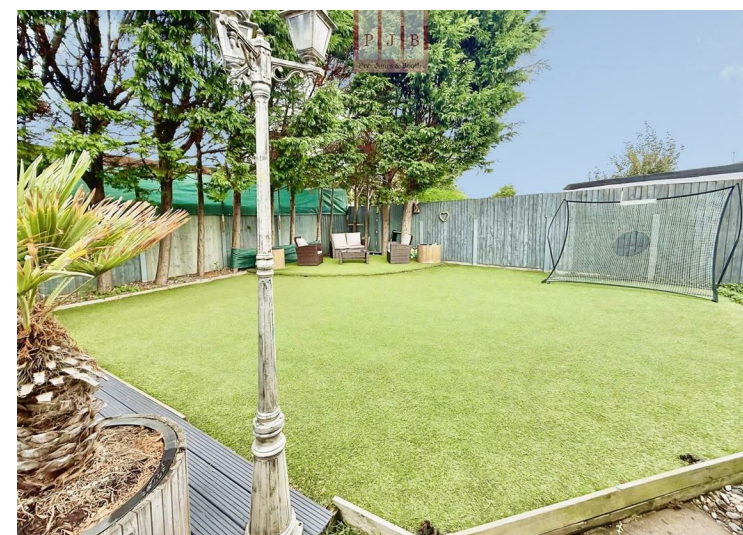
Bedroom No: Three
9'9" x 8'9" (2.98m x 2.67m)

Bathroom
6'2" x 5'6" (1.90m x 1.68m)

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.