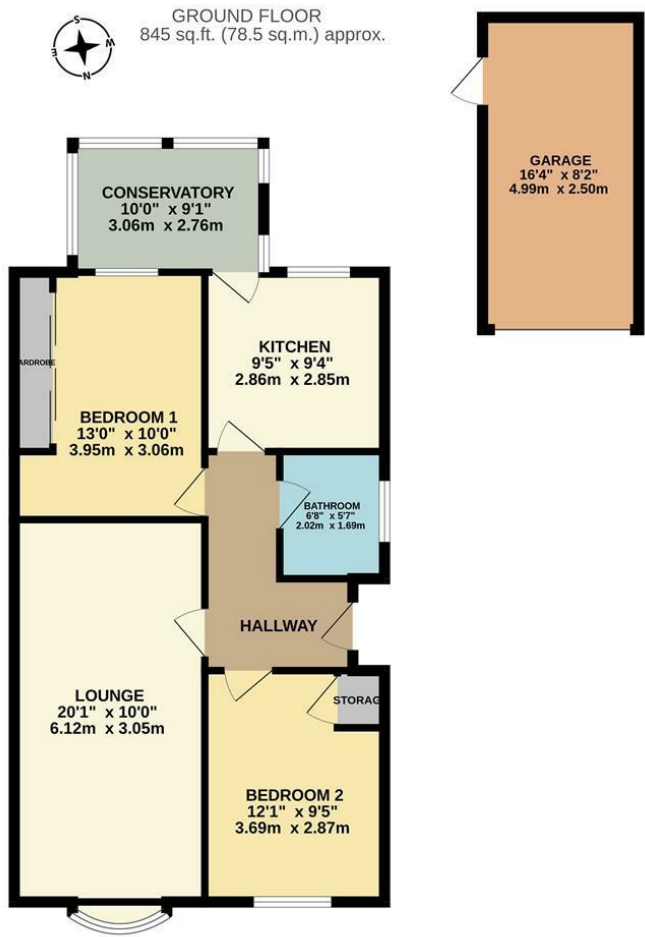




TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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		
(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		
(1-20) G			(1-20) 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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P J B
Prys Jones & Booth



24 Lon Eirin, Abergele, LL22 9LQ

£190,000



24 Lon Eirin, Abergele, LL22 9LQ

£190,000



Tenure

Freehold

Council Tax Band

Band - C - Average form 01-04-2026 £2,198.07

Property Description

Situated within a quiet cul-de-sac with no through traffic, the property enjoys pleasant kerb appeal. The front garden has been designed for easy maintenance and is laid with brick paving, while an adjoining hardstanding driveway is enclosed by iron gates and provides access to the single garage. A timber gate also provides convenient side access through to the rear garden.

An open porch, finished with traditional quarry tiling, shelters the PVC front door with double-glazed insert. Upon entering, solid wood flooring creates a warm and welcoming first impression and continues seamlessly into the lounge, providing a sense of cohesion. Coved ceilings feature throughout, while the loft is accessible via a drop-down hatch with pull-down ladder and has been fully insulated.

The lounge is a generously proportioned reception room, decorated in pleasant tones and enjoying plenty of natural light through the bay window, which was added by the current vendors. A feature gas fireplace creates an attractive focal point, framed by an ornate timber mantle with a real stone surround and hearth, adding a touch of traditional character to the room.

The kitchen has a charming farmhouse-style feel, fitted with wall and base-mounted cabinetry complemented by laminated worktops, tiled splashbacks and tiled flooring. A composite sink with draining board is positioned beneath the window, while there is freestanding space for a gas cooker, under-counter fridge and washing machine.

Opening from the kitchen, the conservatory provides a versatile additional reception space. With tiled flooring, pleasant views across the south-facing garden and direct access outside, it could comfortably serve as a dining area, second sitting room or simply a relaxing space from which to enjoy the garden throughout the seasons.

The first bedroom is a well-proportioned double room with ample space for bedside cabinets and a chest of drawers, together with the benefit of fitted mirrored wardrobes providing useful storage.

The second bedroom is another good-sized double room, positioned towards the front of the property and offering plenty of space for freestanding wardrobes. A useful built-in linen cupboard provides additional practical storage.

The bathroom has been thoughtfully adapted into a wet room, with fully tiled walls and a sealed floor. The suite comprises a high-level WC, hand basin with storage beneath, fitted mirror and an electric shower with a fitted seat, providing a practical and accessible space.

The rear garden enjoys a sunny south-facing aspect and has been designed with ease of maintenance in mind, being predominantly laid with paving stones. Fully enclosed by timber fencing, it provides a private outdoor space with plenty of room for seating and enjoying the sunshine. A good-sized timber shed offers useful storage or potting space and benefits from power supplied from the garage.

The property also benefits from solar panels, with further information currently being sought from the relevant company regarding their ownership and associated arrangements.

Notice to Viewers

Please note that the sale of this property is subject to a Grant of Probate being obtained. The application for Probate was submitted on 27th August 2026, and the executors have been advised to anticipate a processing period of approximately 8-12 weeks from the date of application. Whilst every effort is being made to progress matters as quickly as possible, prospective purchasers should be aware that exchange and completion cannot take place until Probate has been formally granted

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 01-09-26

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

Lounge

20'0" x 10'0" (6.12 x 3.05)

Kitchen

9'4" x 9'4" (2.86 x 2.85)

Conservatory

10'0" x 9'0" (3.06 x 2.76)

Bedroom 1

12'11" x 10'0" (3.95 x 3.06)

Bedroom 2

12'1" x 9'4" (3.69 x 2.87)

Bathroom

6'7" x 5'6" (2.02 x 1.69)

Garage

16'4" x 8'2" (4.99 x 2.50)

Important Notice

These particulars are intended only as a guide and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, interested parties must satisfy themselves by inspection, survey and independent enquiries as to the correctness of each statement.

Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets, furnishings or other items. All dimensions, areas and distances quoted are approximate.

A ny reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided solely as a guide. No warranty

or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.

Information relating to planning permissions, building regulations, rights of way, easements, covenants, public footpaths, access arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.

