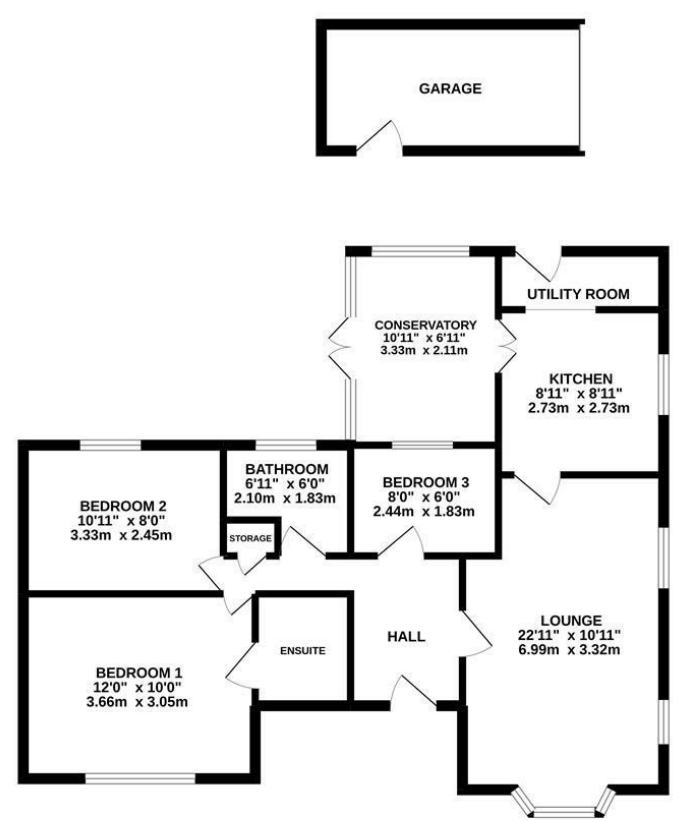




GROUND FLOOR  
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 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.  
Made with Metrepx ©2022

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(81-91) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Energy Efficiency Rating: 71 (Current), 85 (Potential)

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.



**25 Lon Dderwen, Abergele, LL22 7DW**  
**Offers in excess of £325,000**



# 25 Lon Dderwen, Abergele, LL22 7DW

## Offers in excess of £325,000



**Tenure**  
Freehold

**Council Tax Band**  
E - Average from 01-04-2025 £2,836.57

### Property Description

Set within a desirable residential setting, this beautifully presented home welcomes you through a charming covered porch with tiled flooring, leading into a warm and spacious L-shaped hallway complete with a useful storage cupboard. From here, the property unfolds into a generous lounge and dining area, where a large bay window floods the room with natural light. A sandstone mantle, hearth, and surround frame the attractive gas flame fireplace, creating a focal point that brings both character and comfort to the space.

The fitted kitchen is thoughtfully designed with a range of wall and base units, complemented by a tiled splashback. A selection of integrated appliances including a fridge, dishwasher, electric oven, and four-burner gas hob ensures a practical and contemporary cooking environment. Flowing seamlessly from the kitchen is a delightful conservatory, offering wonderful views over the rear garden and out towards the sea; an ideal place to relax and unwind. A separate utility room adds further convenience, providing ample room and plumbing for laundry appliances.

The primary bedroom enjoys a peaceful front aspect with lovely views of Coed y Gopa woodlands and benefits from fitted wardrobes and a fully tiled en-suite shower room. The second bedroom is a spacious double overlooking the rear garden, while the third bedroom offers excellent versatility and could easily function as a home office or hobby room. Completing the interior is a fully tiled family bathroom, finished to a high standard.

Externally, the property boasts two off-road parking spaces, one to the front and another positioned in front of the single garage, which is equipped with power and a

manual up-and-over door. The home further benefits from double glazing throughout and gas central heating, offering energy efficiency and year-round comfort.

A standout feature of the property is its superb condition. During the current period of ownership, the property has been exceptionally well maintained and thoughtfully updated, ensuring it is presented to the highest standard throughout.

Located within minutes of Abergele Golf Club and the scenic Coed y Gopa woodland, the property also enjoys easy walking access to Abergele town centre, offering a range of shops, cafés, gastro pubs and essential amenities. Pentre Mawr Parc, Pensarn beach and the A55 expressway are all within easy reach, making this an exceptional home in a highly desirable location.

### 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](http://www.openreach.com/fibre-checker) - as of 13-02-26

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

**Lounge/Diner**  
22'11 x 10'11 (6.99m x 3.33m)

**Kitchen**  
8'11 x 8'11 (2.72m x 2.72m)

**Conservatory**  
10'11 x 6'11 (3.33m x 2.11m)

**Bedroom 1**  
12' x 10' (3.66m x 3.05m)

**Bedroom 2**  
10'11 x 8' (3.33m x 2.44m)

**Bedroom 3**  
8' x 6'11 (2.44m x 2.11m)

### 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

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

