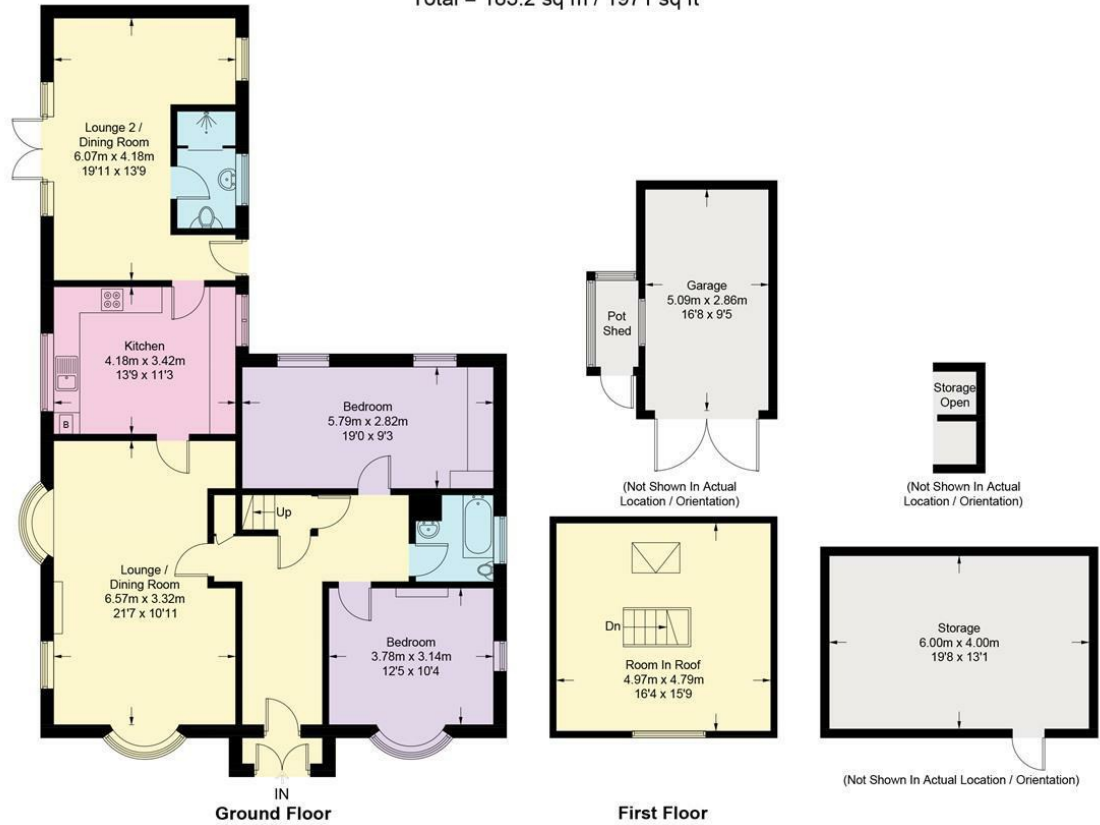




Mor Awel, Tan Y Fron Road Abergele, Conwy, LL22 9AY

Approximate Gross Internal Area = 144.7 sq m / 1557 sq ft
Outbuildings = 38.5 sq m / 414 sq ft
(Including Garage / Excluding Pot Shed & Storage Open)
Total = 183.2 sq m / 1971 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Mor Awel Tan Y Fron Road, Abergele, LL22 9AY
£350,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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www.prysjonesbooth.co.uk



Mor Awel Tan Y Fron Road, Abergele, LL22 9AY

£350,000



Tenure
Freehold (assumed), no title information available.

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

Property Description
Wrought iron gates open onto a gently sloping driveway that sweeps up towards the property, providing ample off-road parking for several vehicles and leading to a single garage with traditional timber double doors. The front garden, framed by mature hedging and greenery, adds to the home’s sense of privacy and charm.

Step inside through double timber doors into a welcoming entrance porch, laid with quarry tiles — a nod to the home’s timeless character. A further glazed timber door opens into the main hallway, where beautiful parquet flooring and a decorative archway set the tone for the rest of the property. Handy under-stair storage can also be found here, tucked neatly beneath the staircase leading to the versatile loft room.

The main lounge-diner is a wonderfully bright and spacious room, enhanced by an elegant curved bay windows framing captivating views of the garden, farmland, and distant sea. This east-facing aspect captures the morning light beautifully, making it an idyllic space to enjoy your first coffee of the day. The room’s classic features - including a tiled fireplace, coved ceilings, picture rails, and traditional skirting - evoke a real sense of character.

Accessible from the lounge, the kitchen offers ample potential to create a contemporary culinary haven. Currently fitted with solid timber wall and base units, the space retains its original charm with the old fireplace still in place - ready to be transformed into a striking focal point.

To the rear, a large garden room extension adds real versatility and a touch of modern comfort. With its vaulted ceiling, tiled flooring, and cosy log-burning stove, this room offers a seamless connection to the outdoors. French doors framed by glazed panels open directly onto the garden, inviting natural light and breathtaking views in abundance. This space also benefits from a stainless steel sink and plumbing for a washing appliance. Additionally, there is a handy shower room with fitted shower

cubicle, hand wash basin & WC.

Both bedrooms are generously proportioned doubles. The primary bedroom offers fitted wardrobes and overhead storage, while the second bedroom—with its parquet flooring, charming feature fireplace, and curved bay window enjoys a pleasant front aspect.

Upstairs, the loft room provides additional flexible living space, complete with a Velux window and front-facing views across the rolling landscape and coastline. Multiple eaves access points provide useful storage potential.

The bathroom is fitted with a retro suite and includes a bathtub with overhead mixer shower, hand basin, WC, and part-tiled walls - ready to be refreshed into a stylish, modern sanctuary.

Outside, the property truly shines. The expansive garden enjoys a peaceful setting bordered by mature shrubs and Tower Hill Woodlands beyond. Neatly manicured lawns, fruit trees. colourful flowerbeds, a raised decking terrace, and a charming summer house create the perfect outdoor retreat. Several outbuildings and a timber workshop provide plentiful storage and hobby space.

Benefiting from a combination of PVC and timber glazing, as well as gas central heating supplied via an LPG tank, this unique property offers a rare opportunity to embrace Abergele’s serene landscape while creating a bespoke home that perfectly reflects your style.

While offering a true sense of rural living, this wonderful home remains conveniently close to everyday amenities. The town centre is just a 15-minute stroll away, offering a variety of shops, cafés, and local services, while the A55 Expressway can be reached within moments — providing effortless travel along the beautiful North Wales coast.

Services
It is believed the property is connected to electric, water services although we recommend you confirm this with your solicitor.

Septic tank. Shared with neighbouring property.

Both full fibre and copper broadband are available to the property. Source - www.openreach.com/fibre-checker - as of 16-10-25

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

Lounge/Diner
21'6" x 10'10" (6.57 x 3.32)

Kitchen
13'8" x 11'2" (4.18 x 3.42)

Secdon Reception Room
19'10" x 13'8" (6.07 x 4.18)

Bedroom 1
18'11" x 9'3" (5.79 x 2.82)

Bedroom 2
12'4" x 10'3" (3.78 x 3.14)

Loft Room
16'3" x 15'8" (4.97 x 4.79)

Garage
16'8" x 9'4" (5.09 x 2.86)

Store Room
19'8" x 13'1" (6.00 x 4.00)



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.

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.

