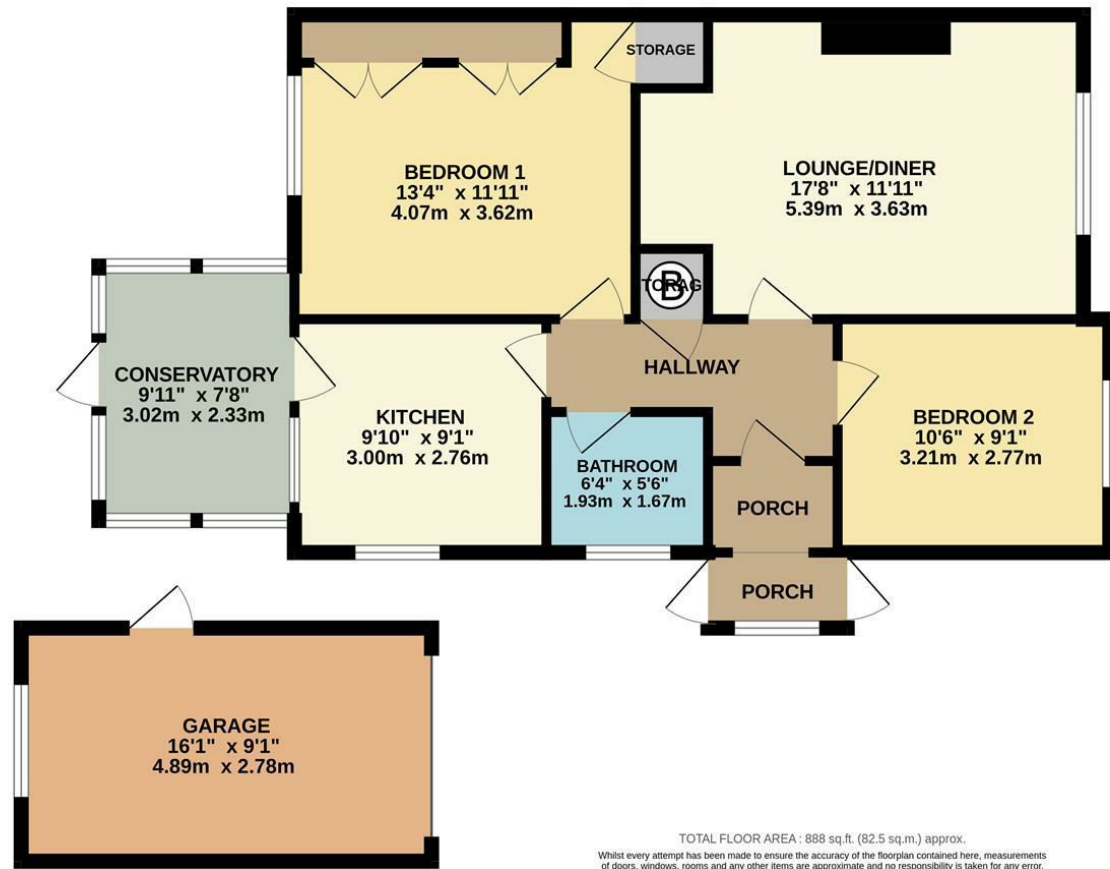


GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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 Metropix ©2026

48 Lon Ffawydd, Abergele, LL22 7DY
£190,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	66	B	C

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.



48 Lon Ffawydd, Abergele, LL22 7DY

£190,000



Tenure

Freehold

Council Tax Band

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

Property Description

The sweeping plot immediately sets this home apart, with grounds primarily laid to stone and slate chippings, mixed with established shrubs that hint at the garden's former charm and future possibilities. A concrete driveway provides ample off-road parking for multiple vehicles, with further potential to expand if desired. The driveway leads to a single garage with power and a manual door, while timber gates open to a useful car port, offering sheltered parking or additional storage.

A pathway leads to the front porch, fitted with tiled flooring and a PVC door, along with a second door providing direct access to the rear garden, adding a practical touch for day-to-day living. From here, a further PVC door opens into the main hallway, which is L-shaped and finished with wood-effect laminate flooring. A storage cupboard houses the central heating boiler, and there is access to the loft via a drop-down hatch (not inspected).

The lounge is a well-proportioned and light-filled space, enhanced by a large front-facing window. Character features include a prominent chimney breast with open fireplace, decorative ceiling rose and coved ceilings, while the layout naturally lends itself to the addition of a dining area or further furnishings.

The kitchen is fitted with a range of wall and base units, complemented by tile-effect vinyl flooring, a tiled splashback and wood-effect laminate worktops. Integrated appliances include an electric oven and hob with extractor hood, while there is space for an under-counter fridge and plumbing for a washing machine. Dual-aspect windows ensure the room is bright and airy.

To the rear, the conservatory offers a peaceful spot to

relax, enjoying panoramic views across the garden. Finished with wood-effect laminate flooring, it provides a versatile additional reception space that can be adapted to suit a variety of needs.

Both bedrooms are comfortable doubles. The primary bedroom benefits from fitted wardrobes and an additional storage cupboard, along with pleasant views over the rear garden. The second bedroom also enjoys a lovely outlook, with views towards the nearby woodland of Coed y Gopa, making it an ideal guest room or secondary bedroom.

The bathroom features a part-tiled design with wood strip-effect laminate flooring and includes a WC, hand wash basin and a shower cubicle with folding screen.

Externally, the expansive garden is a true highlight for keen gardeners or those looking to create an impressive outdoor space. With multiple aspects, paved sections and stone-chipped areas, the garden offers both variety and potential. It is enclosed by timber fencing, and the open car port extends into the garden, providing a sheltered area ideal for drying clothes or additional storage.

The property is located within easy walking distance of Abergele town centre offering an excellent range of amenities including a supermarket, butcher, florist, post office, cafés and popular gastro pubs, while Pentre Mawr Parc and Pensarn beach are just a short stroll away. The A55 North Wales Expressway is also easily accessible, providing excellent transport links along the coast and beyond.

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 01-04-2026

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

Lounge

17'8" x 11'10" (5.39 x 3.63)

Kitchen

9'10" x 9'0" (3.00 x 2.76)

Conservatory

9'10" x 7'7" (3.02 x 2.33)

Bedroom 1

13'4" x 11'10" (4.07 x 3.62)

Bedroom 2

10'6" x 9'1" (3.21 x 2.77)

Bathroom

6'3" x 5'5" (1.93 x 1.67)

Garage

16'0" x 9'1" (4.89 x 2.78)

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

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.

