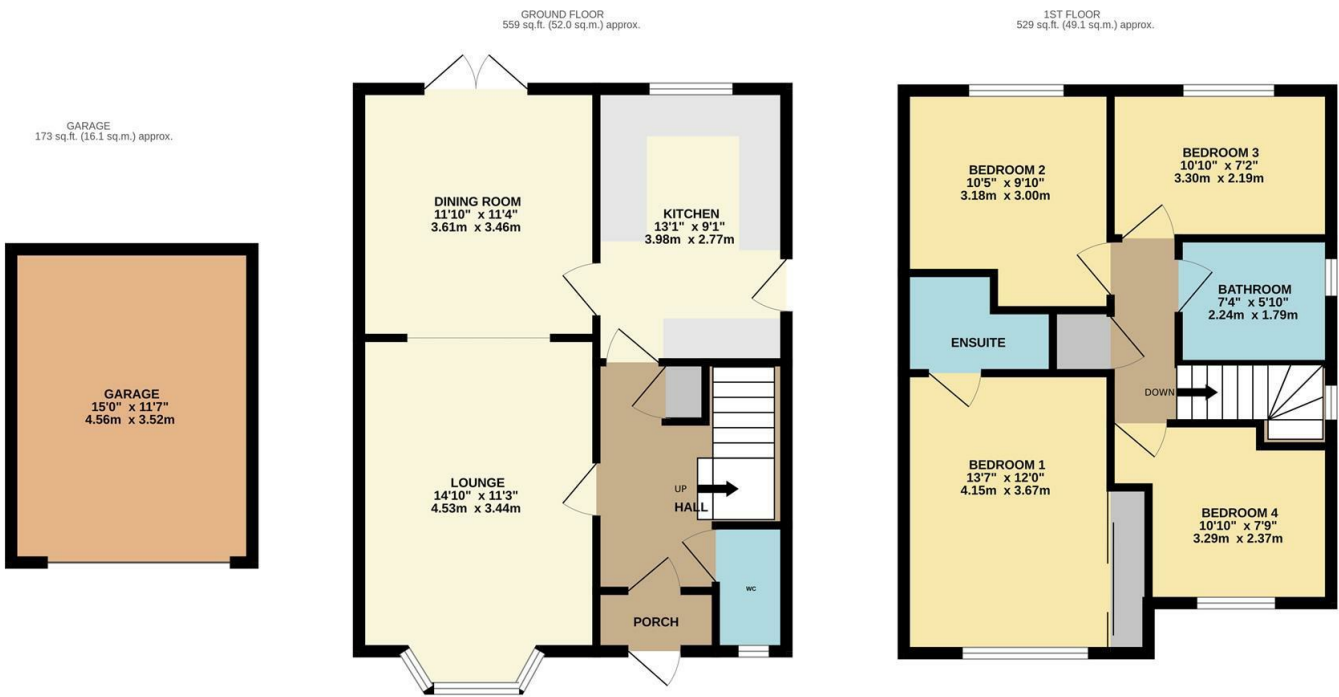




P J B
Prys Jones & Booth



TOTAL FLOOR AREA: 1261 sq.ft. (117.2 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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40 Lon Y Berllan, Abergele, LL22 7JF

Offers in the region of £290,000

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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		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	75		(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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40 Lon Y Berllan, Abergele, LL22 7JF

Offers in the region of £290,000



Tenure
Freehold

Council Tax Band
F - Average from 01-04-2026 £3,571.85

Property Description
As you approach, a hardstanding pathway leads you up to the stepped entrance, with an alternative level access available to the side of the property via a gate opening into the rear garden, while a driveway provides off-road parking for two vehicles and access to the integral garage, ideal for storage and housing the combi boiler, electrics, and water supply. A UPVC door opens into a useful porch, leading through a composite front door into a welcoming entrance hall, complete with under-stair storage and a convenient downstairs WC.

The lounge is a bright and spacious retreat, enhanced by a large double-glazed bay window that perfectly frames the stunning coastal views. With elegant coved ceilings and tasteful décor, the room offers both comfort and style.

An open archway flows seamlessly into the dining area, which provides ample space for a family-sized table and additional furnishings. From here, double patio doors open onto the garden, creating a wonderful connection between indoor and outdoor living.

The kitchen has been thoughtfully modernised, featuring wood-effect flooring, matching worktops, and a range of sleek soft-close units offering generous storage. It is well-equipped with an integrated electric oven and grill, induction hob, dishwasher, and space for an American-style fridge freezer and washing machine. A breakfast bar area adds further practicality, while a side door provides access to both the garden and the front of the property.

Upstairs, the landing includes a spacious airing cupboard and access to the loft.

The principal bedroom is a standout feature, offering generous proportions, fitted wardrobes, and breathtaking sea views from the large window. A stylish en-suite shower room completes the space, fitted with a WC and wash basin.

The second bedroom is a comfortable and well-decorated double sized room, enjoying peaceful woodland views and plenty of natural light.

The third bedroom, currently used as a home office, also benefits from impressive sea views and could easily serve as an additional bedroom. The fourth bedroom is a bright and versatile space, ideal as a single bedroom, study, or hobby room.

The family bathroom is well-appointed, featuring a full-sized bath with an overhead electric shower, complemented by tiled walls, laminate flooring, a WC, and a wash basin.

Outside, the rear garden has been thoughtfully designed for low maintenance, with a combination of pebble and paved areas. Its favourable aspect ensures sunlight throughout the day, while a raised timber decking area provides the perfect spot for relaxing or entertaining. Enclosed by high timber fencing for privacy, the garden also offers ample space for outdoor storage, a water tap for convenience, and gated rear access.

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 30-4-26

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

Lounge
14'10" x 11'3" (4.53m x 3.44m)

Dining Room
11'10" x 11'4" (3.61m x 3.46m)

Kitchen
13'0" x 9'1" (3.98m x 2.77m)

Bedroom 1
13'7" x 12'0" (4.15m x 3.67m)

Bedroom 2
10'5" x 9'10" (3.18m x 3.00m)

Bedroom 3
10'9" x 7'2" (3.30m x 2.19m)

Bedroom 4
10'9" x 7'9" (3.29m x 2.37m)

Bathroom
7'4" x 5'10" (2.24m x 1.79m)

Abergele
Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around

10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

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.

