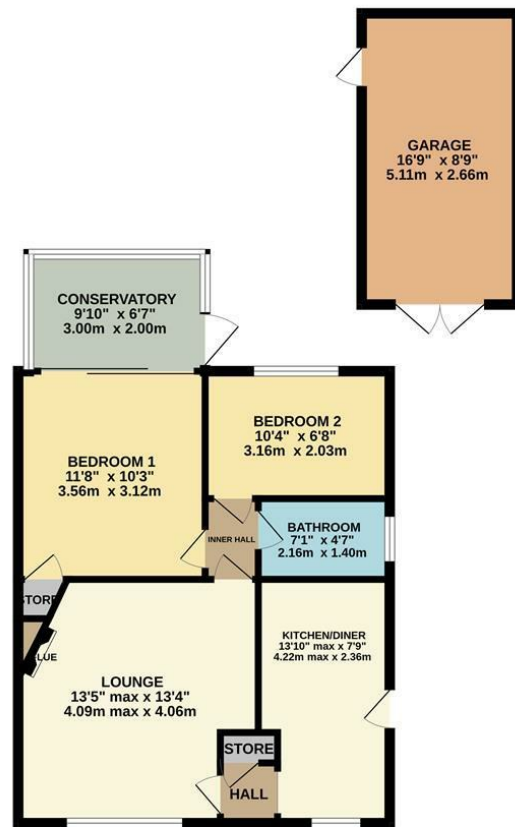




GROUND FLOOR



18 Lon Y Gors, Abergele, LL22 7RU
£150,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. ©2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
67	86		

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.



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£150,000



Tenure

Freehold

Council Tax Band

C - Average from 01.04.2023 - £1,745.62

Property Description

Enter the property through a welcoming UPVC double-glazed door, leading you into an entrance hallway complete with a practical storage cupboard for coats and shoes.

The lounge, adorned with laminate flooring and coved ceilings, boasts an inviting electric fireplace, while sunlight streams in through the large floor-to-ceiling window, creating a bright and airy ambiance.

Connected by an open arch opening from the entrance hall, the generously sized kitchen breakfast room offers modern wall and base units complemented by a brick tiled splashback. Integrated appliances include an electric four-ring hob and oven, while space is thoughtfully allocated for a freestanding fridge freezer and washing appliance.

From the lounge, step into an internal hallway that leads you to the bedrooms and bathroom.

The primary bedroom, spacious and elegantly designed, welcomes freestanding wardrobes and features an integrated storage cupboard. UPVC double-glazed tilt and slide doors open into a conservatory that overlooks the rear garden, with direct access to a charming decked terrace.

The second bedroom offers ample space for a single bed and wardrobes, enhanced by coved ceilings and a view of the rear garden.

Fully tiled with a mosaic pattern border, the family bathroom features an above-bath shower, hand wash basin, WC, and a chrome heated towel rail. The bathroom also houses the loft hatch, equipped with a convenient pulldown ladder.

The rear garden offers an easy-to-maintain haven, laid with block paving and featuring a compact decked terrace. A timber pergola provides a shaded seating area, accompanied by a timber shed and bordered by timber fencing.

Benefiting from gas central heating and double glazing throughout, the property offers off-road parking for multiple vehicles. A single garage with UPVC double doors is accessible both from the front and the rear garden via a side door.

The current owner has made substantial improvements, including a complete rewiring of the property, installation of a new Combi boiler, and an overhaul of the central heating system, complete with new pipes and radiators.

Lounge

13'5 max x 13'4 (4.09m max x 4.06m)

Conservatory

9'10 x 6'7 (3.00m x 2.01m)

Kitchen/Breakfast Room

13'10 max x 7'9 (4.22m max x 2.36m)

Bedroom 1

11'8 x 10'3 (3.56m x 3.12m)

Bedroom 2

10'4 x 6'8 (3.15m x 2.03m)

Bathroom

7'1 x 4'7 (2.16m x 1.40m)

Garage

16'9 x 8'9 (5.11m x 2.67m)

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.

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

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, 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.

