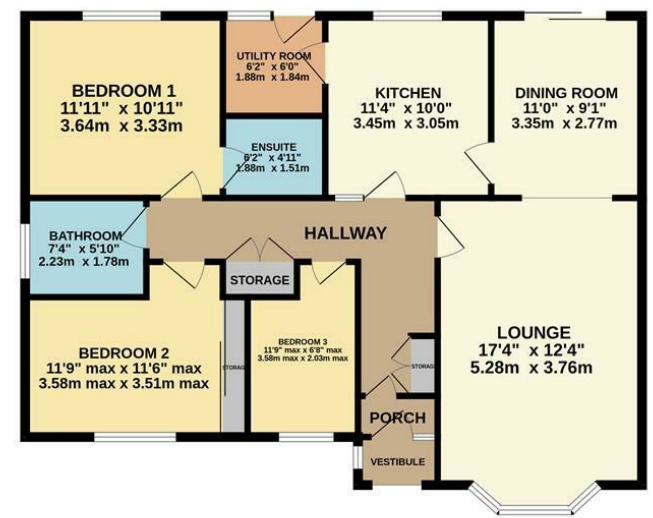


GROUND FLOOR



4 Lon Wen, Abergele, LL22 7JD
£350,000

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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 ©2023

Energy Efficiency Rating	
Current	Potential
69	83

Environmental Impact (CO ₂) Rating	
Current	Potential
B	A

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.



4 Lon Wen, Abergele, LL22 7JD

£350,000



Tenure

Freehold

Council Tax Band

E - Average £2,400.23

Property Description

Approaching the property, you're welcomed by meticulously manicured lawns with a defined block border. A well-maintained hardstanding driveway offers abundant off-road parking, extending gracefully to the double garage.

Enter through an open vestibule with a glazed side panel, leading to a UPVC double-glazed door that opens into an inviting inner porch. A further glazed timber door welcomes you into an L-shaped hallway, featuring two convenient double storage cupboards and loft access.

The lounge is bathed in natural light from a bay window, enhanced by coved ceilings and a feature gas flame fireplace with a solid stone surround and hearth, creating a cozy atmosphere.

An open archway from the lounge seamlessly transitions to the dining area, which features sliding doors opening onto the patio section of the rear garden and provides access to the kitchen.

The kitchen is tastefully fitted with a blend of wall and base-mounted units, complemented by a stone-effect worktop extending to the splashbacks. It is equipped with a double electric oven/grill, a four-ring electric induction hob, and plumbing for a dishwasher.

Flowing from the kitchen is a well-proportioned utility room, offering ample space for an under-counter fridge and plumbing for a washing appliance, with convenient access to the rear garden.

The primary bedroom is generously proportioned, adorned with coved ceilings and overlooking the rear garden with a view of Coed Y Gopa Wood. It provides ample room for freestanding bedroom furniture and features a modern ensuite shower room with a hand wash basin, storage options beneath, a WC, and a corner shower with a clear glass screen.

Bedroom two, a spacious double room with coved ceilings, enjoys views of the front aspect and includes mirrored fitted wardrobes.

The third bedroom, currently utilized as an office space, is fitted with desks for those who enjoy a home office/study.

The contemporary bathroom features a hand wash basin with storage options, a WC, and a bath with an above-bath showerhead fed from a mixer tap on a chrome heated towel rail.

The sunny, south-facing rear garden is designed for low maintenance, primarily laid with paving slabs and stone chippings, bordered by brick and flower beds. A prominent greenhouse takes centre stage for gardening enthusiasts, complemented by a small timber shed to the rear of the double garage and a water feature.

The property is further enhanced by gas central heating, double glazing throughout, and a double garage fitted with an electric up-and-over door.

Sit on a generous plot within a tranquil cul-de-sac, this residence offers picturesque views of Coed Y Gopa Wood. Conveniently positioned, it is a mere stroll away from Abergele town centre, granting effortless access to diverse local shops, charming gastro pubs, and delightful cafes. The property is a short distance from the acclaimed Pensarn beach, perfect for seaside enthusiasts, while the nearby Coed Y Gopa Woodlands provide an inviting landscape for avid walkers. Additionally, Abergele Golf Club is a quick drive away. Commuting along the North Wales Coast is a breeze with the A55 just minutes away!

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.

Lounge

17'4 x 12'4 (5.28m x 3.76m)

Dining Room

11' x 9'1 (3.35m x 2.77m)

Kitchen

11'4 x 10' (3.45m x 3.05m)

Utility Room

6'2 x 6' (1.88m x 1.83m)

Bedroom 1

11'11 x 10'11 (3.63m x 3.33m)

En Suite

6'2 x 4'11 (1.88m x 1.50m)

Bedroom 2

11'9 max x 11'6 max (3.58m max x 3.51m max)

Bedroom 3

11'9 max x 6'8 max (3.58m max x 2.03m max)

Double Garage

17'9 x 17'4 (5.41m x 5.28m)

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.

