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34 Lon Dirion, Abergele, LL22 8PX
£343,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A		83	(92-100) A
(81-91) B		70	(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
(1-20) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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£343,000



Tenure

Freehold

Council Tax Band

E - Average from 01.04.2024 £2,610.49

Property Description

Begin your journey through the composite double-glazed door entering a welcoming hall adorned with wood-effect laminate flooring that gracefully flows into the lounge.

The lounge, a snug retreat, boasts coved ceilings, and a bay window that bathes the room in natural light. A centrepiece is the ornate fireplace, offering space for an electric fire, with a solid stone hearth.

The kitchen breakfast room is adorned wall and base mounted with modern high-gloss, handle-less units, with an integrated electric oven and hob, and there's ample space for a freestanding dishwasher. The under-stair cupboard provides additional storage, while a ground floor WC/utility accessible from the kitchen offers practicality and access to the garage area.

A real selling point is the open-plan living-dining room extension—a versatile space tailor-made for family gatherings, shared meals, and film nights with the family.

Ascend to the first floor, where the primary bedroom awaits. Well-proportioned and graced with a fully tiled ensuite bathroom, it offers ample room for a king-sized bed and plenty of room for bedroom furniture.

Bedrooms two, three, and four each offer their unique charm, presenting either Seaview's or serene woodland vistas. The versatility of bedroom five opens the door to possibilities—a nursery, home office, or a cosey single bedroom.

The family bathroom is of a contemporary design, being partially tiled and features a hand-wash basin with storage, a WC, and a bath with an above-bath shower. A storage

cupboard cleverly houses the water tank, doubling as a useful linen/airing cupboard.

The north-facing garden embraces a stunning Seaview. The garden boasts a spacious patio laid in paving slabs and a lush lawn section. Timber fencing provides both privacy and security and there's plenty of space for a garden shed. The side of the property holds additional potential, offering room for another garden shed and extra parking spaces if needed.

To the front, ample off-road parking aligns side by side, accompanied by a wrap-around garden predominantly laid to lawn. Lon Dirion invites you to not just inhabit but embrace the balance between family warmth and natural allure.

The property is situated on the popular residential road of Lon Dirion and looks onto the picturesque wood of Coed Y Gopa. The property is conveniently located within moments of Abergele Golf Club and Coed Gopa Woodlands for those looking to spend their day exploring walking routes and Grwych Castle. Abergele town centre is a short 10-minute walk away offering a wide range of local shops, gastro pubs, cafes and other local amenities along with easy access to the award-winning Pensarn beach, Pentre Mawr Parc and for those looking to commute along the North Wales Coast the A55 is only a few minutes' drive 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

13'6 x 12'11 (4.11m x 3.94m)

Dining Room

9'10 x 9'6 (3.00m x 2.90m)

Reception Room

12'2 x 10'10 (3.71m x 3.30m)

Kitchen/Breakfast Room

18'2 x 9'7 (5.54m x 2.92m)

Utility Room

8'1 x 9'7 (2.46m x 2.92m)

Bedroom 1

12'3 x 10'10 (3.73m x 3.30m)

Ensuite

8'4 x 2'9 (2.54m x 0.84m)

Bedroom 2

12'9 x 8'0 (3.89m x 2.44m)

Bedroom 3

12'5 max x 12'3 (3.78m max x 3.73m)

Bedroom 4

10'2 x 8'1 max (3.10m x 2.46m max)

Bedroom 5

6'10 x 6'9 (2.08m x 2.06m)

Bathroom

7'11 x 6'10 (2.41m x 2.08m)

Garage

12'9 x 8'0 (3.89m x 2.44m)

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.

