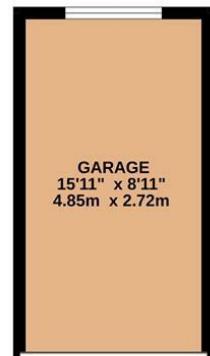
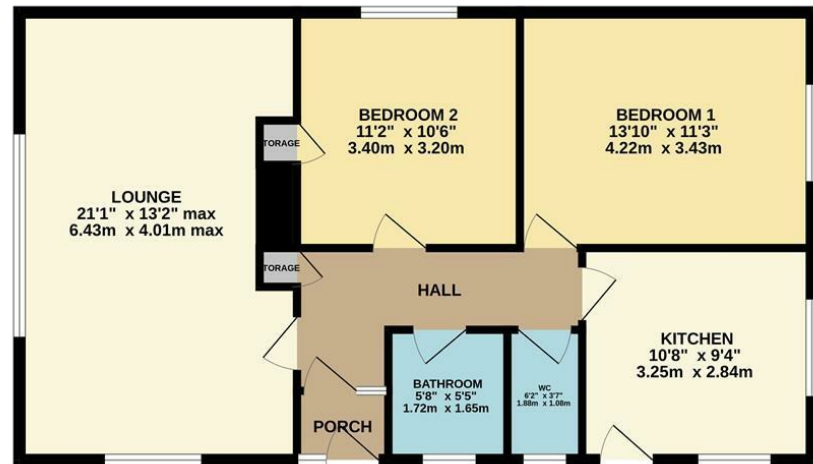




GROUND FLOOR



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 ©2024

27 Lon Ffawydd, Abergele, LL22 7DU
£240,000



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		84	(92-100) A
(81-91) B			(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.



27 Lon Ffawydd, Abergele, LL22 7DU

£240,000



Tenure

Freehold

Council Tax Band

Not available on the local councils website.

Property Description

Approaching the property, the low-maintenance stone-chipped gardens offer a welcoming aesthetic, complemented by ample off-road parking for up to three vehicles spread over two separate driveways. Enter through the UPVC double-glazed door into a welcoming entrance porch, leading to the L-shaped internal hallway with a convenient storage cupboard and loft access.

The generously proportioned open-plan lounge diner, spanning the full width of the property, features coved ceilings and an electric fireplace, exuding warmth and sophistication. Dual-aspect windows flood the space with natural light.

The contemporary kitchen, with woodland views, boasts a mix of stylish wall and base-mounted units enhanced by wood-effect worktops, complemented by a tiled splashback. There's an Integrated Bosch electric oven and four-ring gas hob, with ample space for freestanding appliances, including a dishwasher, washing machine, and fridge freezer. An expel-air fan adds to the thoughtful design.

The primary bedroom is a spacious haven, accommodating a king-size bed and additional furnishings, offering captivating woodland views. Bedroom two, also a double room, features a useful storage cupboard and ample space for two single beds and furniture.

The shower room is equipped with a walk-in shower cubicle, clear glass screen, rainfall showerhead, and a separate handheld diverter, complemented by a hand wash basin. Adjacent is a separate WC.

Step into the garden to bask in the sunny south-facing aspect, bordered by secure timber fencing for privacy.

Paving stones and flower beds add charm, while a raised paved seating area is surrounded by low-maintenance stone chippings. Accessible from the garden is the single garage, fitted with a manual up-and-over door and there's also a metal shed providing storage for gardening tools.

Additional comforts include gas central heating, courtesy of a circa 2021 installed boiler, and double glazing, with some units upgraded to modern fittings in recent years.

The property's standout feature is its impeccable condition. Recent renovations by the current owners include a new kitchen and bathroom installation, a full electrical re-wire, fresh plasterwork, increased loft insulation, new carpets, and a comprehensive decorative overhaul. This bungalow is ready to offer its new owners a stylish and comfortable retreat.

This property functions seamlessly as a thriving holiday let, presenting a golden opportunity for astute investors seeking an immediate and reliable income stream.

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

21'1 x 13'2 max (6.43m x 4.01m max)

Kitchen

10'8 x 9'4 (3.25m x 2.84m)

Bedroom 1

13'10 x 11'3 (4.22m x 3.43m)

Bedroom 2

11'2 x 10'6 (3.40m x 3.20m)

Bathroom

5'8 x 5'5 (1.73m x 1.65m)

Garage

15'11 x 8'11 (4.85m x 2.72m)

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.

