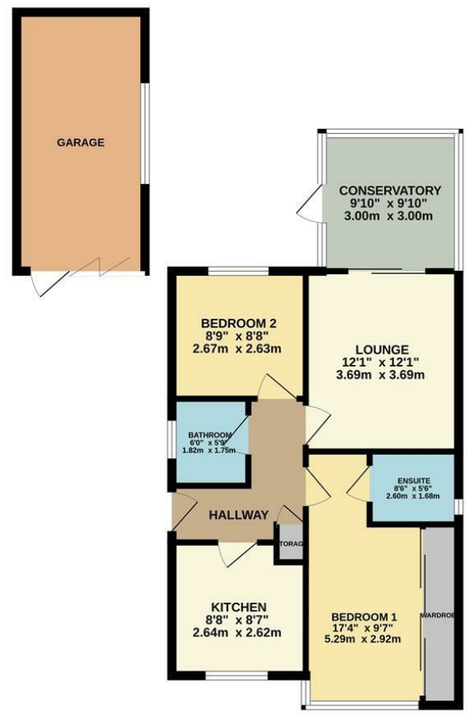
GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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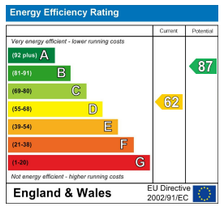

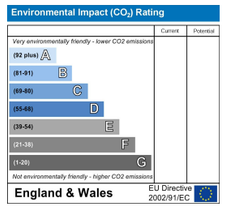

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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P J B
Prys Jones & Booth

67 Lon Y Cyll, Pensarn, Abergele, LL22 7RP
£190,000

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67 Lon Y Cyll, Pensarn, Abergele, LL22 7RP
£190,000

Tenure
Freehold

Council Tax Band
C - Average from 04-04-2024 - £1,898.54

Property Description
A large driveway offers off-road parking for multiple vehicles, flanked by a low-maintenance stone-chipped garden. A timber gate leads to a carport, providing access to the property via a composite stable door.

The L-shaped entrance hall features a stylish contemporary wall-mounted radiator, a useful storage cupboard housing the boiler, and access to the loft space.

The kitchen is equipped with high-gloss wall and base units, complemented by brushed steel handles and a stunning composite mixed stone worktop extending to the upstands. Integrated appliances include a raised oven and a four-ring gas hob, with ample space for a washing machine, dishwasher, and freestanding fridge freezer.

The vendor has thoughtfully reconfigured the property to position the lounge at the rear of the bungalow, creating a more practical layout. The spacious lounge accommodates various furniture arrangements and has double-glazed sliding doors leading to the garden conservatory, which is fitted with insulated panelling for year-round use.

The primary bedroom, now located at the front of the property, offers ample space for a double bed, chest of drawers, and bedside cabinets. “Sharps” branded fitted wardrobes with sliding doors provide excellent storage, and beautiful window shutters add a touch of elegance. Unusually for this type of property, the en-suite bathroom is fitted with plastic wall panelling, a low-level walk-in shower tray with a rainfall showerhead, a hand wash basin, WC, bidet, and wall-mounted chrome towel warmer.

The second bedroom is generously sized and currently used as a home office/bedroom, with space for a double bed and a view of the rear garden.

The contemporary bathroom features low-maintenance plastic wall panelling, a wash basin, bidet, and an open shower cubicle with a low-level shower tray fitted with an electric shower.

The garden is accessible from the conservatory, leading onto timber decking, ideal for outdoor dining. The low-maintenance garden enjoys a sunny South facing aspect and comprises artificial turf and stone chippings, with mature shrubbery and timber fencing providing privacy and security.

The single garage has had its front door widened for easier access and benefits from power.

The property features double glazing, gas central heating, and an external electric point by the front door.

During the current period of ownership, the vendor has meticulously updated and modernised the property into the stunning home it is today. Improvements include a new kitchen and family bathroom, new radiators, plug sockets, and light switches, complete re-plastering of walls and ceilings, and replacement of some double-glazing units. The reconfiguration moved the lounge to the rear of the property, allowing for the installation of an en-suite shower room in what is now the main bedroom. Fresh décor and floor coverings help create the stunning modern home you see today.

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
12'1" x 12'1" (3.69 x 3.69)

Kitchen
8'7" x 8'7" (2.64 x 2.62)

Conservatory
9'10" x 9'10" (3.00 x 3.00)

Bedroom 1
17'4" x 9'6" (5.29 x 2.92)

Bedroom 2
8'9" x 8'7" (2.67 x 2.63)

Bathroom
5'11" x 5'8" (1.82 x 1.75)

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.

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)