



### 82 Lon Y Cyll, Pensarn, Abergele, LL22 7RP

Approximate Gross Internal Area = 59.5 sq m / 640 sq ft  
 Garage = 17.3 sq m / 186 sq ft  
 Total = 76.8 sq m / 826 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating	
Current	Potential
66	85

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

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.

# 82 Lon Y Cyll, Abergele, LL22 7RP

## £155,000



### Tenure

Freehold

### Council Tax Band

C - Average from 01-04-2024 £1,898.54

### Property Description

The property is approached via a block-paved driveway providing off-road parking for multiple vehicles, flanked by a neat, stone-chipped front garden featuring a small, paved patio area and a flower bed adorned with mature shrubbery. A low-level timber gate leads to an additional section of the driveway alongside the property, offering extra parking and access to the garage.

A PVC glazed front door with a side panel opens into a welcoming entrance hall. Here, you'll find a handy storage cupboard housing the central heating boiler, along with access to the loft space, providing additional storage options.

The lounge is a spacious and inviting space, decorated in neutral tones and bathed in natural light from a south-facing window. There's ample room for lounge furniture and a TV stand, while a discreet corner area serves as a cosy dining space, ideal for a small table and chairs.

The kitchen is both practical and stylish, fitted with a mix of timber-effect wall and base-mounted units, complemented by a contemporary tiled splashback. Integrated appliances include a fridge, a double electric oven with a grill, and a four-burner gas hob, making it a functional space for preparing meals.

The generously sized bedroom offers plenty of space for a king-size bed and bedside tables. Sliding mirrored wardrobes provide ample storage, while a garden conservatory opens directly from the bedroom. Carpeted and offering views of the rear garden, this additional reception space is perfect for relaxing or reading.

The bathroom boasts a fully tiled design with a mosaic

border. It features a hand wash basin, a WC, and a shower cubicle fitted with an electric shower and a bi-fold door.

The rear garden is designed with low maintenance in mind, laid with block paving that matches the driveway. A timber decked terrace serves as an excellent spot for outdoor furniture, perfect for soaking up the summer sun. The single garage is accessible from the garden via a side door and is fitted with double glazing, a PVC side door, and a manual up-and-over door at the front. Inside, there's power and plumbing for both a washing machine and a dryer.

Lon Y Cyll offers an enviable location just moments from the award-winning Pensarn Beach and its scenic trails. The nearby market town of Abergele is a short drive away, featuring a delightful array of cafés, gastro pubs, and local shops, including a florist and butcher. Excellent transport links are close at hand, with the no.12 bus route and Abergele & Pensarn train station providing easy access to Rhyl, Llandudno, and beyond.

### 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 13'1" (5.3 x 4)

### Kitchen

9'0" x 6'6" (2.75 x 1.99)

### Bedroom

13'1" x 10'2" (4 x 3.12)

### Garage

21'6" x 8'8" (6.56 x 2.65)

### Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate