

26 Lon Ffawydd, Abergele, LL22 7DU

£235,000



Tenure

Council Tax

D - Average from 01.04.2025 £2,320.83

Property Description

This charming detached two-bedroom bungalow offers an exciting opportunity for those seeking a home with potential. Light and tastefully decorated throughout, the property boasts a welcoming atmosphere and a smart layout that could be easily adapted to suit a growing family. With minimal effort and cost, the current space can effortlessly be transformed into a three-bedroom home, making it an ideal choice for those looking to create a personalised living environment.

Upon entering, you are greeted by a small vestibule, which leads into a spacious entrance hall featuring built-in storage. The living room is generously proportioned, benefiting from dual-aspect windows that flood the room with natural light. It seamlessly opens into the dining room via sliding doors, offering the potential for creating a third bedroom, as a door from the dining room leads back into the hallway. The well-equipped kitchen is a pleasant size, with a built-in oven and hob, a range of kitchen units, and a handy breakfast bar. A door provides access to the garden, perfect for alfresco dining or enjoying the outdoors.

The master bedroom is a peaceful retreat, with a large window offering views over the well-maintained rear garden. The second bedroom is also a comfortable double, complete with patio doors that open directly onto the garden, inviting plenty of natural light into the room.

To the front of the property, there is a neatly manicured lawned area, along with a hardstanding parking space and driveway leading to a single garage, which features an up-and-over door and power supply. The rear garden is enclosed for privacy and offers both a lawned area and a generously sized decking space, ideal for outdoor entertaining.

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.

Entrance Vestibule

Entrance Hall

Living Room

Dining Room

Kitchen

Bedroom No: One

Bedroom No: Two

Bathroom

Garage

Prys Jones & Booth

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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

Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

