



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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**92 Lon Y Gors, Abergele, LL22 7RY**  
**£165,000**



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A (92-101)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92 phw)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.



# 92 Lon Y Gors, Abergele, LL22 7RY

## £165,000



### Tenure

Freehold

### Council Tax Band

Band - C - Average from 01-04-2025 £2,062.96

### Property Description

A tarmac driveway, bordered by a neatly kept front lawn, leads you to the UPVC front door, where an EV charging point is thoughtfully installed—ideal for modern living. Step inside to discover an L-shaped hallway with useful additional storage, setting the tone for the practical yet welcoming interior.

The lounge is impressively bright and spacious, with a large south-facing double-glazed window allowing sunlight to pour in throughout the day. There is ample room for a full suite of furniture, while an electric fire provides a cosy focal point for relaxing evenings.

The kitchen continues the home's light-filled feel, featuring wood-effect worktops, tiled walls, and south-facing windows. Well laid out, it offers space for a fridge freezer, washing appliances and a cooker, with one of the cupboards neatly housing the combi boiler.

The bathroom is neatly appointed, complete with a bath and overhead electric shower, wash basin and WC, all complemented by laminate flooring and tiled walls for a clean, modern finish.

The main bedroom is a generous and airy space, comfortably accommodating a king-size bed along with a range of furniture options.

The second bedroom is wonderfully versatile—ideal as a guest room, dining space or home office—and also provides access to the rear porch, where there is practical space for white goods.

Beyond the porch lies the enclosed rear garden, designed with ease of maintenance in mind. A combination of stone

and concrete paving alongside artificial grass creates a tidy yet inviting outdoor space, while high timber fencing and hedging ensure privacy. There is ample room for a shed, and an outbuilding with its own power supply opens exciting possibilities—whether as a home bar, garden office or creative studio.

### 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.

Full fibre broadband are available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 6-3-26

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

### Lounge

17'0" x 11'9" (5.19m x 3.60m)

### Kitchen

8'11" x 8'3" (2.74m x 2.54m)

### Bedroom 1

11'8" x 11'8" (3.58m x 3.57m)

### Bedroom 2

9'3" x 8'0" (2.84m x 2.45m)

### Bathroom

5'10" x 5'6" (1.80m x 1.69m)

### Rear Porch

6'8" x 3'4" (2.05m x 1.03m)

### 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.

### 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, Kinnel 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.

