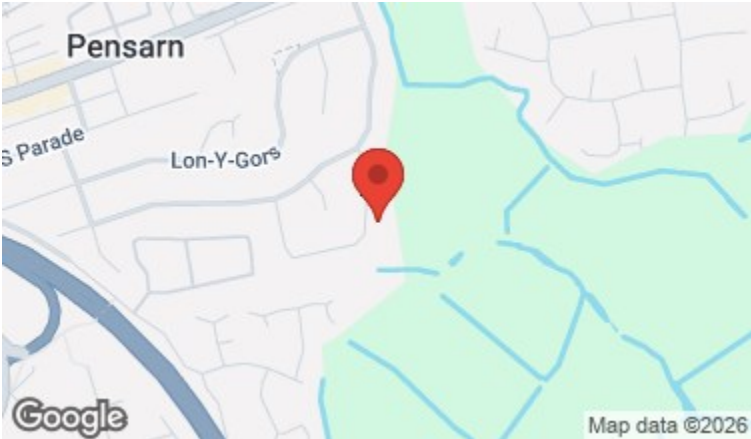




21 Lon Y Llyn Pensarn, Abergele, LL22 7RR

Approximate Gross Internal Area = 75.6 sq m / 814 sq ft
Outbuildings = 25.7 sq m / 277 sq ft
Total = 101.3 sq m / 1091 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. Fourlabs.co © (ID1287361)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) 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		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Prys Jones & Booth



21 Lon Y Llyn, Abergele, LL22 7RR
£155,000



21 Lon Y Llyn, Abergele, LL22 7RR

£155,000



Tenure
Freehold

Council Tax Band
Band - C - Average from 01-04-2026 £2,198.07

Property Description

This charming one-bedroom semi-detached bungalow, complete with a converted loft space, is ideally positioned on a quiet residential road just minutes from the beach and coastal path. Offering a unique blend of versatility and lifestyle appeal, the property enjoys stunning rear views across open farmland towards the Clwydian Range, making it a truly special setting for a range of buyers.

Approached via a generous hardstanding driveway, the property provides ample off-road parking for multiple vehicles. A timber fence adds a sense of privacy and security, with gated access leading to the side of the home where there is further space for storage or a timber shed. Entry is gained through a PVC double-glazed porch, a practical space laid with wood-effect laminate flooring, ideal for coats and shoes, and housing the gas meter.

From here, a second PVC door opens into the kitchen, which is both stylish and functional. Fitted with a range of high-gloss shaker-style wall and base units, the space is complemented by a tiled splashback and solid wood worktops. There is ample room for a variety of freestanding appliances, including a range cooker, American-style fridge freezer, washing machine, slimline dishwasher and tumble dryer, making it well-suited to modern living. A handy storage cupboard provides additional practicality.

The kitchen flows seamlessly into a bright and spacious dining room, finished with matching flooring. This versatile space offers flexibility to suit individual needs, whether as a dining area, additional lounge or social hub of the home. A staircase leads from here to the loft conversion, with useful fitted storage cupboards beneath, along with a built-in wardrobe. Double doors open into the main living area.

The lounge is currently arranged as a comfortable living space, offering a light and versatile room finished with wood-effect laminate flooring and a freestanding fireplace as a focal point. Its adaptable layout means it could just as easily be utilised as a generous ground floor bedroom if required..

Leading off the dining area, the conservatory provides a wonderful additional reception space. With an insulated roof and recessed lighting, it offers year-round usability while enjoying relaxing views over the garden. Patio doors open directly onto the outdoor space, enhancing the connection between indoors and out.

The loft has been converted by the current owners into a bright and versatile room, illuminated by Velux windows and offering useful eaves storage. This space could serve as a home office, hobby room or occasional guest accommodation. However, it should be noted that no building regulation certificate is currently available, and buyers are advised to make their own enquiries prior to purchase.

The bathroom is fully tiled and fitted with a modern suite, including a WC, hand wash basin, chrome heated towel rail and a bathtub with glass screen and rainfall shower above, complete with a handheld attachment.

Externally, the rear garden is designed for both enjoyment and ease of maintenance. A combination of stone-chipped areas, paving slabs and artificial turf creates a practical yet attractive outdoor space, while decking provides an additional seating area. Two summer houses add further appeal—one currently used as a fully functional garden room with insulation and power, and the other as a charming garden bar, perfect for entertaining. The garden is enclosed by timber fencing and enjoys a desirable south-east facing aspect, with uninterrupted views across open farmland and towards the Clwydian hills 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.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 30-3-26

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

Lounge/Bedroom
12'8" x 11'0" (3.88 x 3.36)

Dining Room
12'7" x 9'10" (3.85 x 3.00)

Loft Room
18'4" x 11'11" (5.61 x 3.64)

Kitchen
16'5" x 7'4" (5.02 x 2.24)

Conservatroy
11'2" x 9'3" (3.42 x 2.83)

Summer House
19'2" x 9'3" (5.85 x 2.83)



Garden Shed / Bar
9'10" x 9'10" (3.00 x 3.00)

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.

