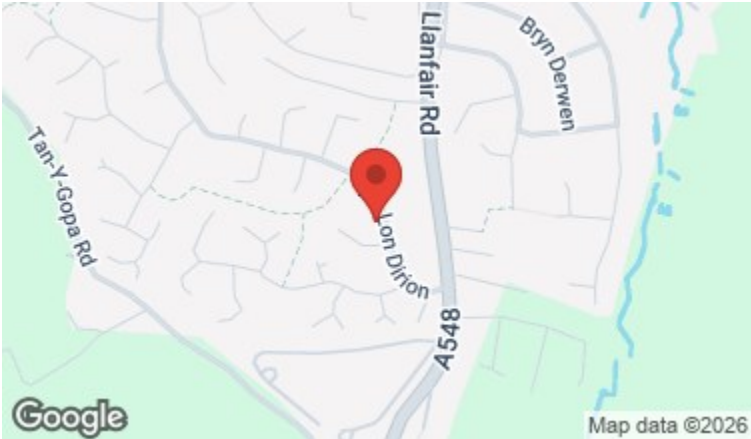


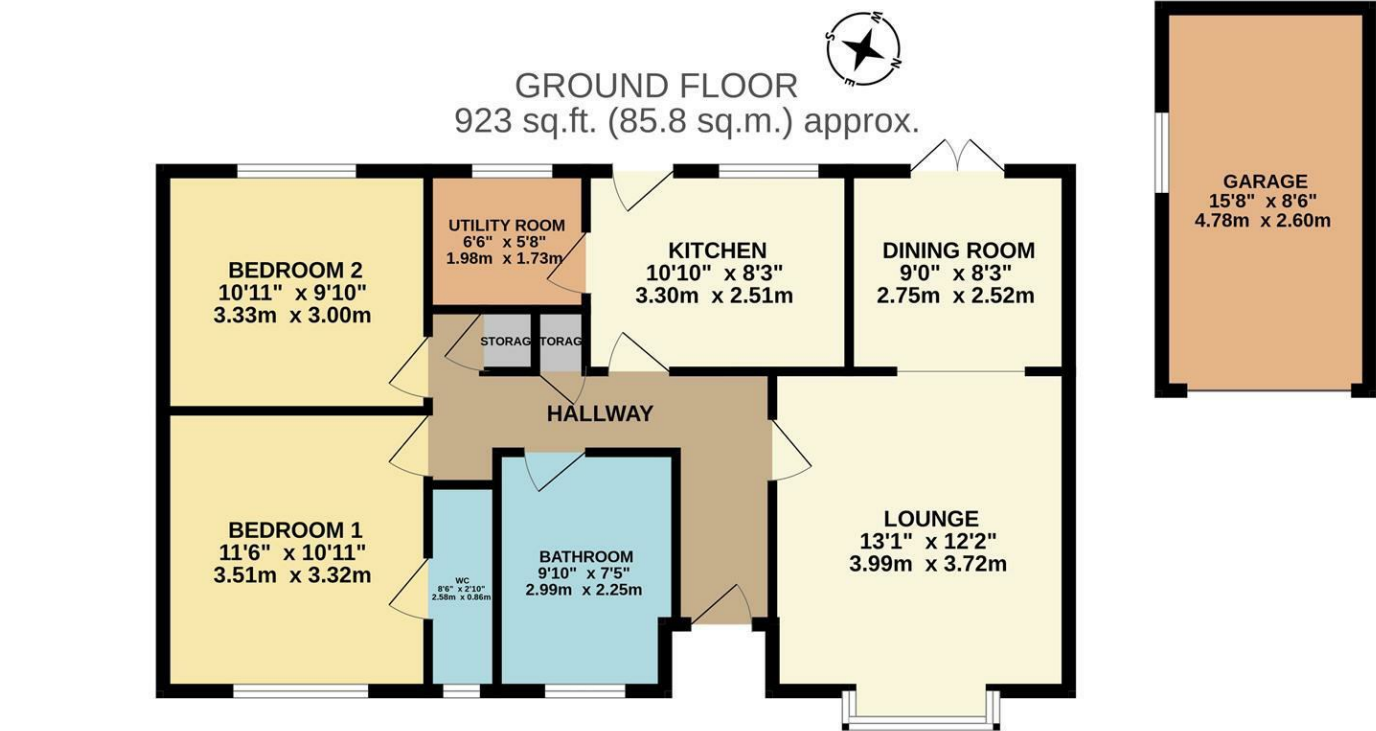


P J B
Prys Jones & Booth



15 Lon Dirion, Abergele, LL22 8PX
£310,000

2 1 2 D



TOTAL FLOOR AREA : 923 sq.ft. (85.8 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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£310,000



Tenure

Freehold

Council Tax Band

Band - D Average from 01-04-2026 £2,472.82

Property Description

From the moment you arrive, the property presents an inviting first impression, with a neat lawned garden complemented by a rockery filled with vibrant plant life. A brick-paved parking area sits alongside a hardstanding driveway, which leads to a single garage fitted with a convenient electric roller door. An open porch provides shelter before entering the home.

Stepping inside, the L-shaped hallway is both welcoming and functional, featuring wood-effect laminate flooring that flows seamlessly into the main living space. Two useful storage cupboards are located here, one housing the hot water tank, while access to the loft is available via a drop-down hatch fitted with a new ladder and part boarding, offering additional storage potential.

The lounge is a generously proportioned and tastefully decorated space, finished in neutral tones to create a calm and comfortable environment. A shallow bay window allows natural light to pour in, while a feature gas flame fireplace with solid stone surround, mantel and hearth forms an attractive focal point. An open archway leads through to the dining room, enhancing the sense of flow and connectivity between the living areas.

The dining room provides ample space for a family dining table and chairs, making it ideal for both everyday meals and entertaining. Double doors open directly onto the garden patio, creating a seamless indoor-outdoor connection, while a serving hatch to the kitchen adds a practical touch.

The kitchen is stylishly appointed with a contemporary fully tiled finish and shaker-style wall and base units, enhanced by under-cabinet ambient lighting. Wood-effect vinyl flooring complements the design, while integrated appliances include an electric double oven and grill alongside a four-burner gas hob. There is space for an under-counter fridge, and a charming stable-style door leads out to the rear garden. The kitchen also

provides access to a separate utility room.

The utility room is a generous and practical space, housing the boiler and offering plumbing for a washing appliance. Additional cabinetry, in keeping with the kitchen, provides further storage and workspace.

There are two well-proportioned double bedrooms. The primary bedroom is a comfortable retreat, complete with fitted wardrobes extending above the bed space and finished in neutral décor. A useful en-suite WC adjoins the room, fitted with a contemporary WC, space-saving hand basin, towel warmer and high-gloss cabinetry, all set against a part-tiled backdrop with wood-effect tiled flooring. The second bedroom is another spacious double, enjoying pleasant views over the rear garden and benefiting from fitted wardrobes and additional space for freestanding furniture.

The main bathroom is finished to a modern standard, featuring part-tiled walls and a tiled floor. A stylish vanity unit incorporates both the sink and WC, complemented by wood-effect cabinetry and a large illuminated mirror. A spacious shower cubicle with PVC panelling and an electric shower provides a sleek and low-maintenance solution, while a heated towel rail adds comfort.

Externally, the rear garden is a standout feature of the property. Enjoying a sunny south-west facing aspect, it has been thoughtfully landscaped to create a variety of usable spaces. A patio area offers the perfect spot for outdoor seating, with pathways leading to gated access on either side of the property. A lawned section is bordered by stone chippings and planted with established shrubs and greenery, while a decked area houses a greenhouse. The garden is fully enclosed, benefitting from a recently re-rendered wall, timber fencing, outside lighting and a water tap, ensuring both privacy and practicality.

The current owners have undertaken a number of improvements, including the installation of a new gas fire, re-fitting ridge tiles to both the main roof and garage, a new side gate, an upgraded electrical consumer unit, and the addition of a new loft ladder with partial boarding.

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 18-3-2026

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

Lounge

13'1" x 12'2" (3.99 x 3.72)

Dining Room

9'0" x 8'3" (2.75 x 2.52)

Kitchen

10'9" x 8'2" (3.30 x 2.51)

Utility Room

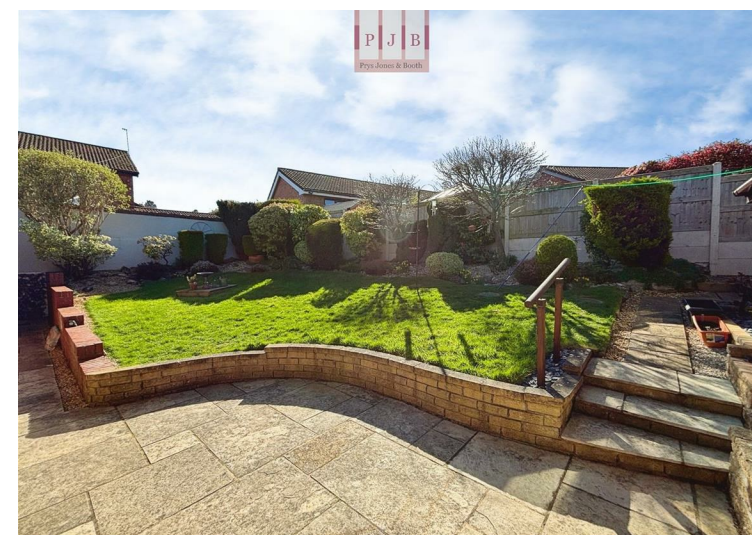
6'5" x 5'8" (1.98 x 1.73)

Bedroom 1

11'6" x 10'10" (3.51 x 3.32)

Bed 1 WC

8'5" x 2'9" (2.58 x 0.86)



Bedroom 2

10'11" x 9'10" (3.33 x 3.00)

Garage

15'8" x 8'6" (4.78 x 2.60)

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, 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.

