



**GROUND FLOOR**  
1522 sq.ft. (141.4 sq.m.) approx.



**1 Lon Derw, Abergele, LL22 7EA**  
**£399,950**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82	A	A
65	82	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

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.



# 1 Lon Derw, Abergele, LL22 7EA

## £399,950



### Tenure

Freehold

### Council Tax

E- Average from 01-04-2026 £3,022.34

### Property Description

From the moment you arrive, the property makes a striking impression, with a generous hardstanding driveway providing space for two vehicles, flanked by attractive pebble-dash frontage with pockets for planting and potential to extend the parking further if desired. There are also outside power sockets located here for convenience

Step through the contemporary composite door into a spacious L-shaped hallway, thoughtfully designed with three useful storage cupboards—housing the combi boiler, electrics, and additional storage—alongside access to the loft.

To the front of the property, the lounge is a standout feature, bathed in natural light from large windows that frame stunning sea views. This expansive L-shaped space offers incredible versatility, easily accommodating both living and dining areas or even a home office corner. At its heart sits a stylish log burner, set upon a sleek glass hearth with a tiled backdrop, while coved ceilings with inset spotlights add a refined finish.

To the rear, the home opens into a beautifully extended kitchen-diner, designed for modern living and entertaining. Beneath the oak-effect laminate flooring lies electric underfloor heating, ensuring comfort year-round. A central island provides additional storage and houses two wine coolers, while sleek soft-close cabinetry, an induction hob, three integrated electric ovens, Integrated microwave and an integrated dishwasher complete the space. There is also room for an American-style fridge freezer. Natural light floods in through a skylight, while bi-fold doors open seamlessly onto the garden, creating a wonderful indoor-outdoor connection. The extension also benefits from a durable rubber roof with a 30-year guarantee.

Adjacent to the kitchen is a practical utility room with space for a washing machine and tumble dryer, along with a convenient WC and an additional composite door providing external access.

The bathroom is equally impressive, featuring a spacious walk-in shower with modern cladding and smart Wi-Fi controls, complemented by laminate flooring, a large wash basin with soft-close storage, and contemporary fittings.

Both bedrooms are generously proportioned and beautifully presented. The second bedroom is bright and airy, with space for a double bed alongside a fitted wardrobe and furniture, enjoying pleasant garden views. The main bedroom is uniquely shaped, offering flexible space for a double or king-size bed, with an additional area ideal for storage, dressing, or even a home office.

Outside, the rear garden is a true suntrap, enjoying a favourable aspect and designed for low maintenance with a combination of composite decking, stone paving, and decorative pebbled areas. A charming pergola provides a peaceful seating area, while high timber fencing and mature hedging ensure privacy. Beyond, you can enjoy picturesque views towards Tan y Gopa Woods. The garden also features a Summer house, a well-positioned garden/potting shed with exciting potential and repurpose opportunity, and practical additions such as an outdoor tap and power socket. Wrapping around to the front, the garden offers further space and gated access.

### Lounge

20'0" x 16'0" max (6.12m x 4.88m max)

### Kitchen Diner

26'8" x 18'5" (8.14m x 5.62m)

### Utility room

6'4" x 4'1" (1.95m x 1.26m )

### Bedroom 1

9'7" max x 21'4" (2.93m max x 6.51m)

### Bedroom 2

10'8" x 13'9" (3.26m x 4.21m )

### Bathroom

10'7" x 7'8" (3.23m x 2.36m )

### 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 is available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 10-4-26

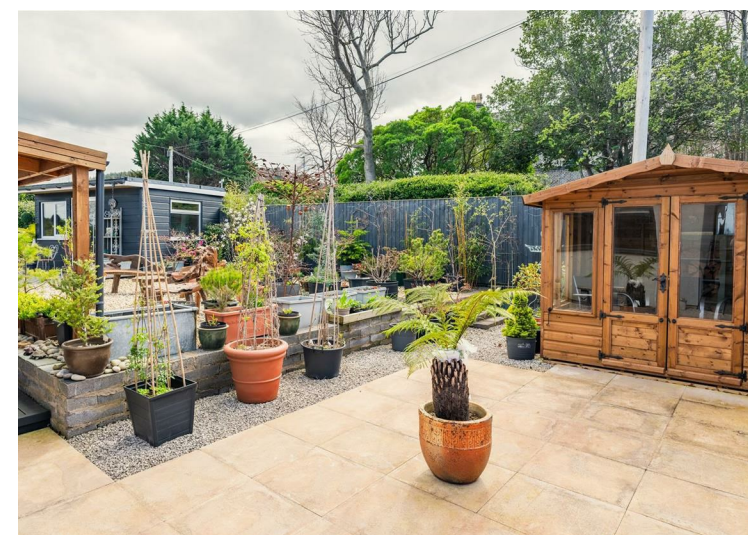
PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

### Abergele

Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area



with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

### 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.

### 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.

