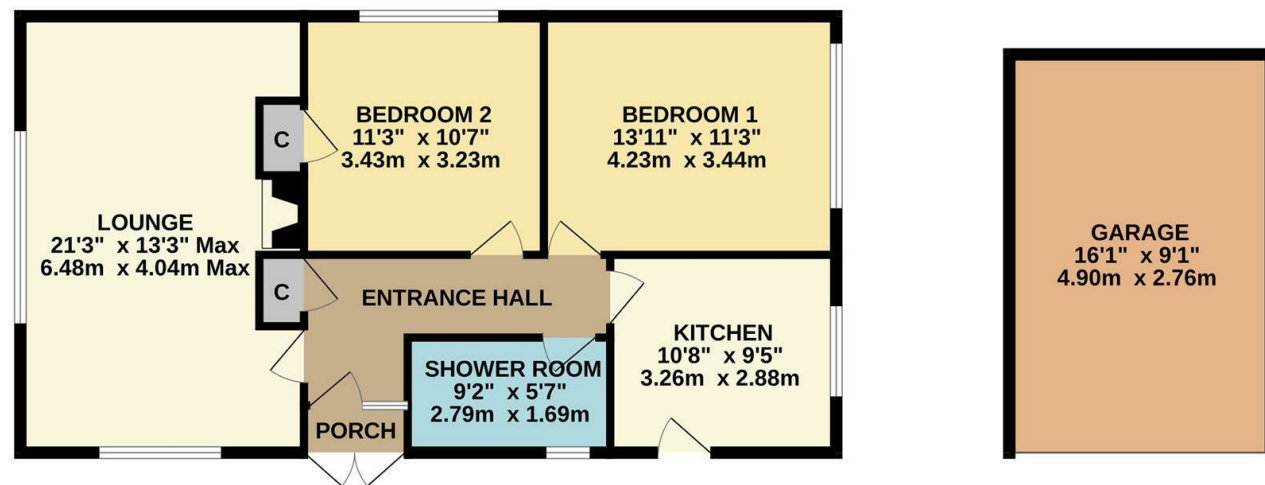


GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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8 Lon Derw, Abergele, LL22 7EA
£250,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	84		

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.



8 Lon Derw, Abergele, LL22 7EA

£250,000



Tenure

Freehold

Council tax band

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

Property Description

As you arrive, you are greeted by a hardstanding driveway bordered by tiled paving, providing convenient off-road parking with ease of maintenance in mind. Mature shrubs and planted borders soften the frontage, while a timber gate leads you towards the UPVC entrance door. Step through the porch and into a spacious L-shaped hallway, a bright and versatile space complete with built-in storage cupboards and loft access.

The lounge is wonderfully bright and inviting, with two large windows allowing natural light to pour in while also offering pleasant views towards the road and glimpses of the sea beyond. Fresh carpets and coved ceilings create a clean and comfortable atmosphere, while the gas fire with its marble-effect surround and mantle provides a cosy focal point for relaxing evenings.

The second bedroom is a flexible and generously sized room, easily accommodating a double bed and additional furniture, while also lending itself perfectly to use as a home office or hobby room. A built-in cupboard offers valuable extra storage.

The bathroom is spacious and practical, featuring a large shower cubicle, WC, and wash basin, complemented by a tasteful combination of tiled and plastered walls for easy upkeep.

Positioned towards the rear of the property, the principal bedroom enjoys a peaceful outlook over the garden and surrounding woodland backdrop. Bright and spacious, it benefits from fresh carpeting and neatly finished décor, creating a calm and restful retreat.

The kitchen is well-proportioned and fitted with

wood-effect wall and base units, laminate flooring, and an integrated electric oven with gas hob. There is also space for a fridge freezer and washing appliances, while the combi boiler is conveniently located here. A side door provides direct access to the driveway, garage and garden.

Outside, the rear garden has been thoughtfully designed for low-maintenance living, featuring a combination of stone paving and decorative chippings. Enclosed by high timber fencing, the garden offers excellent privacy while still enjoying the beautiful woodland backdrop. A timber summer house provides useful storage or potential for a hobby space, while side access leads conveniently to the garage.

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 28-5-26

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

lounge

21'3" x 13'3" max (6.48m x 4.04m max)

Kitchen

10'8" x 9'5" (3.26m x 2.88m)

Bedroom 1

13'10" x 11'3" (4.23m x 3.44m)

Bedroom 2

11'3" x 10'7" (3.43m x 3.23m)

Bathroom

9'1" x 5'6" (2.79m x 1.69m)

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.

