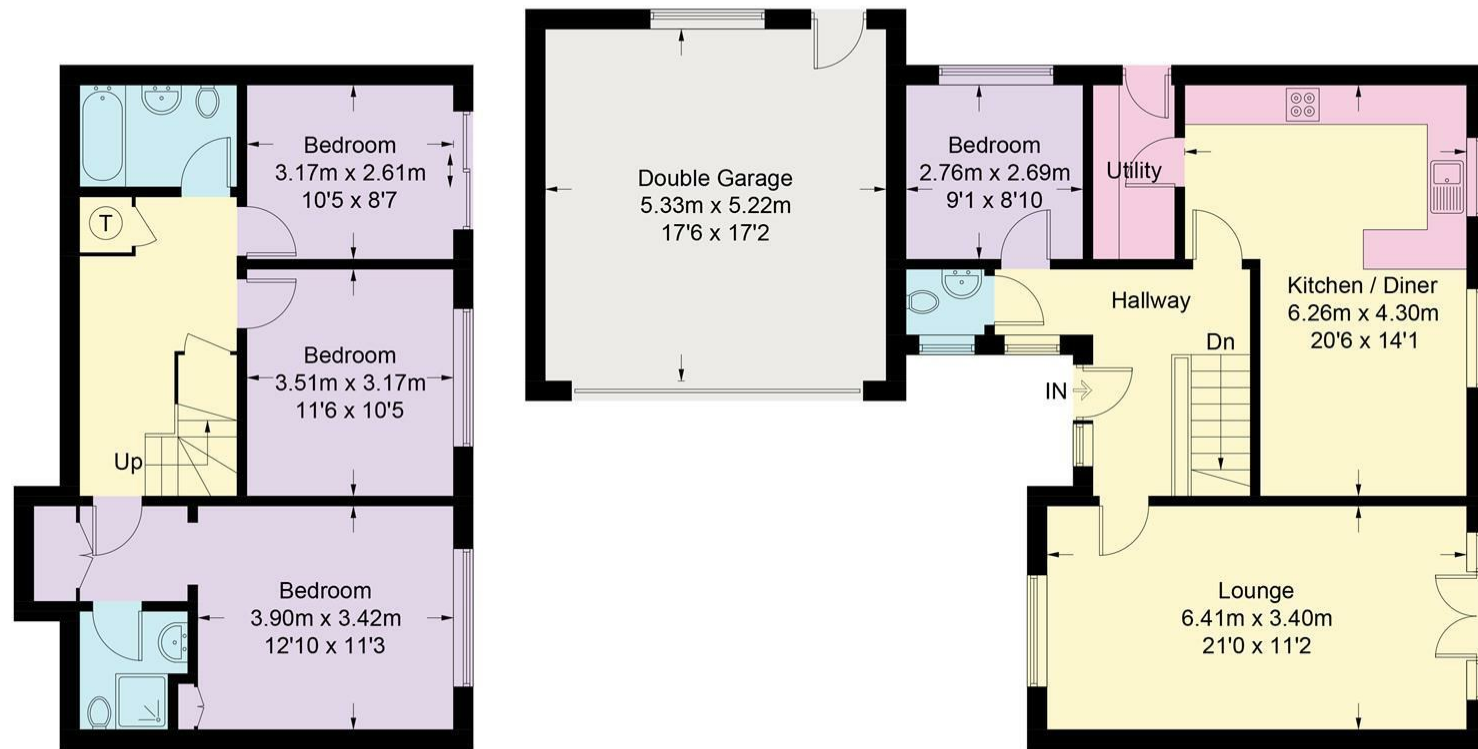




**Lon Y Berllan, Abergele, LL22**

Approximate Gross Internal Area = 126.6 sq m / 1363 sq ft  
 Double Garage = 27.9 sq m / 300 sq ft  
 Total = 154.5 sq m / 1663 sq ft



Lower Ground Floor

Ground Floor

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. FloorplansUsketch.com © 2024 (ID1108814)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



**31 Lon Y Berllan, Abergele, LL22 7JF**

**£380,000**



# 31 Lon Y Berllan, Abergele, LL22 7JF

## £380,000



### Tenure

#### Council Tax Band

F - Average from 01-04-2026 - £3,571.85

#### Property Description

The large driveway, paved with concrete and bordered by a brick boulder, provides ample parking for multiple vehicles. A well-manicured, low-maintenance lawn is accompanied by paving stones leading to the composite double-glazed front door.

A spacious entrance hall welcomes you, providing access to a convenient WC and the insulated loft space.

The generously proportioned lounge features an eye-catching stone-effect fireplace housing an electric Opti-mist fire with a realistic flame effect. A Juliet balcony opens from the lounge, offering a breathtaking view of the sea.

The open-plan kitchen and dining room serve as a functional and inviting space where the family can gather to enjoy many a meal together. The kitchen boasts two-toned handleless wall and base-mounted units, complemented by a stone-effect worktop extending to the upstands. Integrated appliances include a double oven/grill, fridge freezer, dishwasher, and a five-ring gas hob with a stainless-steel extractor hood. A useful utility room, accessible from the kitchen, is fitted with additional cabinets, a sink, and plumbing for a washing appliance.

Completing the first-floor accommodation is the versatile fourth bedroom, which can also be used as a home office.

Descending the staircase to the lower level, you are greeted by a welcoming hallway with a large storage cupboard, ideal for linens, and an additional airing cupboard housing the hot water tank.

The primary bedroom is spacious, featuring ample fitted wardrobes and room for additional bedroom furniture. It also boasts an ensuite shower room with tiled flooring, a shower cubicle with bi-folding glass screens, a WC, and a hand wash basin.

The second double bedroom has ample room for a king-size bed

and bedroom furniture.

The third bedroom, currently used as an additional reception room, enjoys sea views and opens onto the rear garden via UPVC double-glazed doors.

The contemporary family bathroom is partially tiled and includes an above-bath shower with a clear glass screen, a chrome heated towel rail, a hand wash basin, and a WC.

The garden can be accessed from multiple points in the property. From the third bedroom, step out onto a large, paved patio area, perfect for hosting family barbecues, and enjoy the well-manicured lawn, bordered by secure timber fencing, offering splendid sea and woodland views. Exiting from the utility room on the upper floor, you'll find a cosy patio area with an elevated view of the sea and a paved pathway leading to the front of the property.

Additionally, the property features a large double garage with an electric up-and-over door, providing further convenience and storage options.

#### 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.

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

#### Lounge

21'0" x 11'1" (6.41 x 3.40)

#### Kitchen Diner

20'6" x 14'1" (6.26 x 4.30)

#### Bedroom 1

12'9" x 11'2" (3.90 x 3.42)

#### Bedroom 2

11'6" x 10'4" (3.51 x 3.17)

#### Bedroom 3

10'4" x 8'6" (3.17 x 2.61)

#### FF Bedroom 4

9'0" x 8'9" (2.76 x 2.69)

#### Double Garage

17'5" x 17'1" (5.33 x 5.22)

#### 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

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

