



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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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52 Min Y Don, Abergele, LL22 7NA
£325,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	76	A	A
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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Tenure

Freehold

Council Tax Band

Band - E - Average from 01-04-2026 £3,022.34

Property Description

The property is approached via an attractive frontage featuring a large, beautifully manicured lawn which creates an immediate sense of kerb appeal. Adjacent to this is a slate-chipped area providing additional parking options, while a generous hardstanding driveway offers space for approximately four vehicles and leads to a single garage fitted with a manual door. A paved pathway extends from the driveway to the front entrance.

A PVC entrance door with glazed side panel opens into a welcoming hallway, stylishly finished with wood-effect LVT flooring which creates a smart and contemporary first impression. Coved ceilings add subtle character, while a handy storage cupboard provides useful space for everyday household items.

The lounge is a spacious and inviting reception room, continuing the same attractive LVT flooring from the hallway. Enjoying a sunny south-facing aspect, the room is filled with natural light and decorated in neutral tones, creating a bright and relaxing environment. A feature fireplace with timber mantel, stone surround, and hearth provides an attractive focal point, while sliding doors open directly into the conservatory.

The conservatory offers a cosy additional reception area, ideal as a seating room or sun lounge. Finished with tiled flooring, it enjoys views over the rear garden and benefits from a bright south-facing position. Two separate doors provide convenient access out into the garden, further enhancing the indoor-outdoor flow.

The rear garden is a particular highlight of the property, benefitting from a sunny south-facing aspect and a thoughtfully arranged layout ideal for both relaxation and practicality. An initial paved pathway sweeps around either side of the property, leading through to a spacious separate patio area, perfect for outdoor furniture and entertaining. A

generous lawn is neatly maintained and bordered by flower beds and timber fencing, creating a colourful and private outdoor setting. To the rear of the garage is a useful vegetable patch area alongside a concrete base previously utilised for a greenhouse. Timber gates on both sides provide access back to the frontage, while a side door allows entry into the garage.

The kitchen diner is a practical and sociable space, finished with a complementary wood-effect LVT flooring distinct from the hallway and lounge, the kitchen is fitted with a range of wall and base units complemented by tiled splashbacks and wood-effect laminated worktops. Integrated appliances include an electric double oven and grill, four-burner gas hob, and stainless steel one-and-a-half sink with drainer. There is further space for freestanding appliances including a fridge freezer and washing machine. The dining area comfortably accommodates a table and chairs, while patio doors open directly onto the garden, creating a lovely space for everyday dining and entertaining.

The primary bedroom is a generously sized double room overlooking the rear garden, offering a peaceful and private setting. Finished with LVT flooring and coved ceilings, there is ample room for a range of freestanding furniture. The en-suite shower room is fully tiled and fitted with a large shower cubicle, WC, and hand basin.

The second bedroom is another spacious double located to the front of the property, benefitting from fitted wardrobes, dual-aspect windows, LVT flooring, and coved ceilings. There remains additional space for further freestanding furniture if desired.

The third bedroom is also positioned to the front and is another well-proportioned double room, complete with LVT flooring, coved ceilings, and space for bedroom furnishings, making it equally suitable as a guest room, office, or hobby space.

The main bathroom has been stylishly modernised with a contemporary finish, featuring large wall tiles to partially tiled walls and tiled flooring. A spacious bath is fitted with an overhead rainfall shower and separate handheld diverter, while the suite is completed by a large wash basin, WC, matte-finish heated towel rail, and illuminated vanity mirror.

The property also benefits from solar panels, with further information currently pending.

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 24-1-26

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

Lounge

18'10" x 11'5" (5.76 x 3.50)

Kitchen Diner

28'8" x 9'10" (8.75 x 3.02)

Conservatory

13'3" x 7'8" (4.05 x 2.34)

Bedroom 1

18'11" x 9'8" (5.77 x 2.97)

Bedroom 2

14'4" x 9'11" (4.38 x 3.04)

Bedroom 3

12'6" x 9'8" (3.82 x 2.97)

Bathroom

8'6" x 7'8" (2.61 x 2.35)

Garage

17'7" x 9'1" (5.37 x 2.78)

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

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