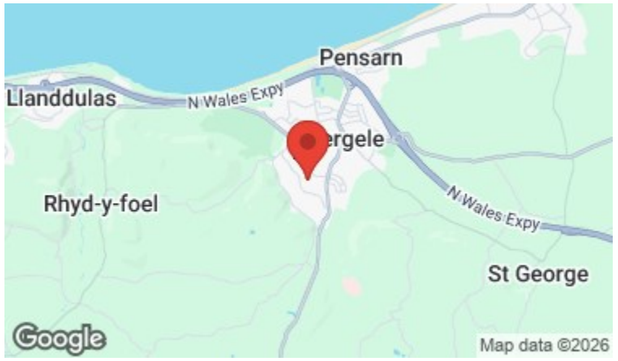
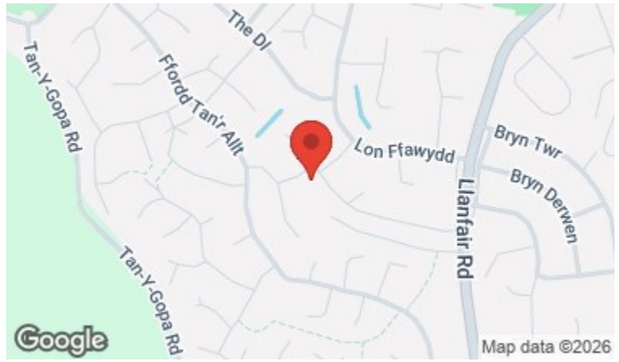
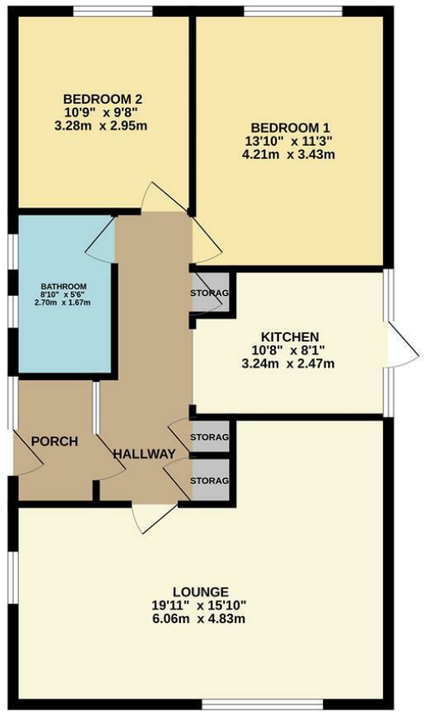


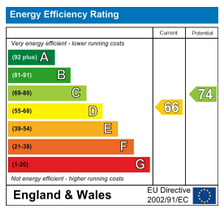


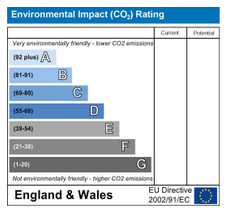
GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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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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P J B
Prys Jones & Booth



51 Lon Derw, Abergele, LL22 7EB
£225,000

2 | 1 | 1 | D





51 Lon Derw, Abergele, LL22 7EB
£225,000





Tenure
Freehold

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

Property Description
The property is approached via a spacious hardstanding driveway providing off-road parking for multiple vehicles. The attractive frontage features a slate-chipped garden bordered by brick edging, complemented by mature shrubs that create a welcoming first impression. A UPVC entrance door opens into a practical porch before leading into the main accommodation.

The lounge is a wonderfully bright and inviting space, where two large windows allow natural light to flood the room throughout the day. Generously proportioned, it offers ample room for both lounge and dining furniture if desired, creating a versatile living area for everyday life or entertaining guests. A contemporary electric log-effect fire, complete with a marble-effect surround and tiled hearth, provides an attractive focal point, while elegant coved ceilings add a touch of character.

An L-shaped hallway connects the accommodation and benefits from three useful built-in storage cupboards, one of which houses the Worcester combi boiler, newly installed in December 2025. The remaining cupboards provide excellent everyday storage, while loft access is conveniently located here.

The kitchen is bright and practical, fitted with a range of wall and base units complemented by wood-effect worktops, tiled walls, and easy-care flooring. There is space for an electric cooker, fridge freezer, washing machine, and tumble dryer, while two windows and a glazed side door allow plenty of natural light and provide direct access to the garden.

Designed with accessibility in mind, the bathroom has been configured as a spacious wet room featuring a large electric shower, WC, and wash hand basin. Fully tiled walls and practical flooring ensure the room is both stylish and easy to maintain.

The principal bedroom is positioned to the rear of the property, enjoying peaceful views across the garden towards the surrounding hillside. Bright and comfortable, it offers ample space for a double bed and additional furniture. The second bedroom is another generous double, complete with a large fitted wardrobe, wood-effect flooring, and coved ceilings, making it equally suitable as a guest bedroom or home office.

The south-facing rear garden is a true highlight of the property, offering a private and tranquil outdoor retreat. A paved patio leads to a well-kept lawn bordered by raised flower beds, creating a colourful and inviting setting throughout the seasons. High timber fencing and mature hedging provide excellent privacy, while a hidden pebbled seating area, recently enhanced with new fencing and surrounded by established planting, offers a peaceful spot to relax. The garden also benefits from access on both sides of the property, a useful storage shed, and a lean-to at the rear of the garage providing additional storage.

Completing the property is a garage with electricity, currently utilised as a workshop and storage space, adding further practicality. Additional improvements include cavity wall insulation and a roof that was replaced approximately three years ago, offering buyers added peace of mind for years to come.

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 30-6-26

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

Lounge
19'10" x 15'10" (6.06m x 4.83m)

Kitchen
10'7" x 8'1" (3.24m x 2.47m)

Bedroom 1
13'9" x 11'3" (4.21m x 3.43m)

Bedroom 2
10'9" x 9'8" (3.28m x 2.95m)

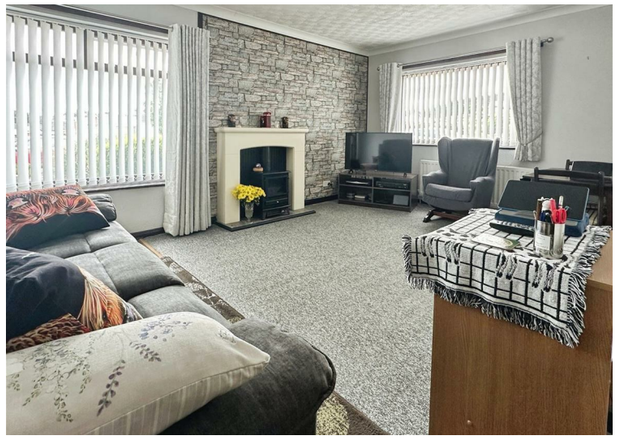
Bathroom
8'10" x 5'5" (2.70m x 1.67m)

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.