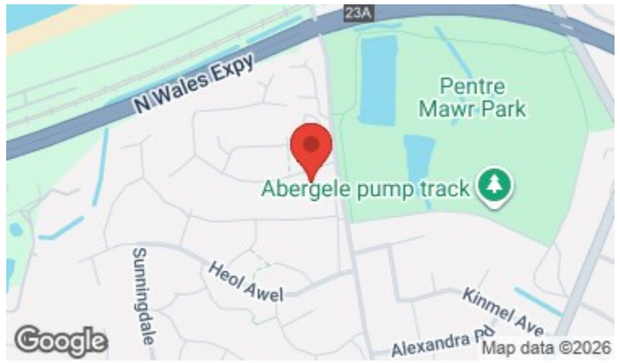
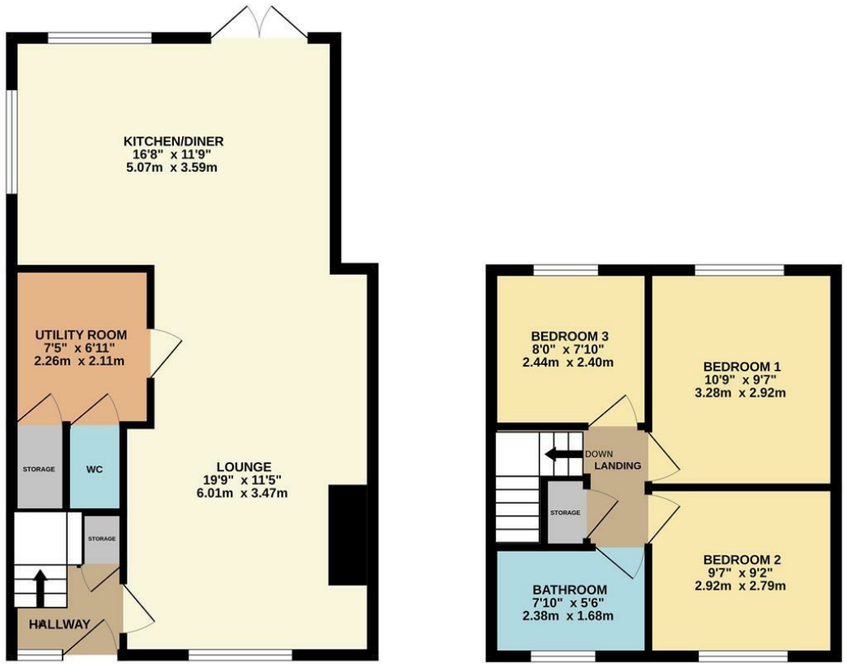


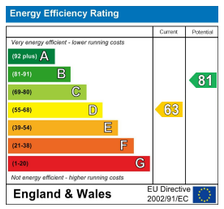
GROUND FLOOR
547 sq.ft. (50.9 sq.m.) approx.

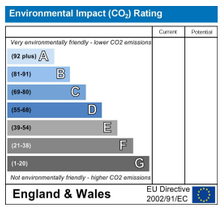
1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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.
Made with Metropix ©2026





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.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk

P J B
Prys Jones & Booth

9 Min Y Don, Abergele, LL22 7LY
£240,000

3 | 1 | 1 | D

9 Min Y Don, Abergele, LL22 7LY
£240,000

Tenure
Freehold

Council Tax Band
Band - C - Average from 01-04-2026 £2,198.07

Property Description
The property is approached via an expansive slate-chipped driveway, providing parking for multiple vehicles. The front garden is similarly laid with slate chippings for ease of maintenance, with established shrubbery adding colour and greenery to the frontage.

A composite door with glazed side panel opens into a bright and airy entrance hall, finished with contemporary wood-effect LVT flooring which continues into the principal living areas. A useful storage cupboard provides practical household storage, whilst a glazed timber door opens into the lounge.

The LVT flooring continues into this comfortable reception room, where a prominent chimney breast has been thoughtfully transformed into a media wall, providing an ideal location for mounting a television. Beneath sits a feature electric fireplace with flame effect and LED lighting, creating a cosy focal point. There is ample room for a pair of two-seater sofas, whilst a stylish wall-mounted radiator completes the contemporary finish.

The vendors have transformed the former layout to create an impressive open-plan kitchen and dining space, designed to become the real hub of the home. The LVT flooring flows seamlessly through, whilst multi-aspect windows and patio doors flood the room with natural light and provide a wonderful connection with the garden. Forest green base cabinetry is paired with cashmere-coloured wall units, all beautifully complemented by marble-effect quartz worktops which extend to form a useful breakfast bar. A sunken one-and-a-half bowl sink, integrated hob with retractable extractor built into the worktop and fitted electric double oven and grill provide an excellent combination of style and practicality, with space remaining for a freestanding fridge freezer. Recessed lighting completes this impressive space. The open connection with the lounge could also be adapted by the installation of doors should a more defined separation between the rooms be desired.

A further benefit of the vendors' re-imagined layout is the creation of a particularly useful utility and laundry room. Fitted with matching cabinetry and a practical worktop with sink, there is under-counter space for washing appliances, whilst the central heating boiler is situated within the room. Access is also provided to a large under-stair storage cupboard. A modern ground floor WC with hand basin has also been incorporated into this area, adding further convenience to the home.

Ascending to the first floor, the freshly carpeted staircase continues onto the landing and into each bedroom. The landing provides access to the loft together with a useful linen cupboard.

Situated towards the rear of the property, the first bedroom enjoys a pleasant outlook towards Coed Y Gopa. Charming hanging lights add character, whilst there is ample space for a king-size bed and accompanying bedside furniture.

Similar in proportion to the first bedroom, the second bedroom enjoys views towards Pentre Mawr Parc. The room comfortably accommodates a double bed with space for accompanying wardrobes and other furniture.

The third bedroom is a well-proportioned single room, again enjoying views towards Coed Y Gopa. Currently utilised as a home office and dressing room, it offers useful flexibility according to the needs of the new owner.

The shower room has been recently modernised and finished with cushioned flooring and contemporary marble-effect PVC panelled walls. A spacious shower cubicle, WC and hand basin with storage beneath are complemented by recessed lighting, creating a practical and stylish bathroom.

Double doors from the kitchen and dining area open onto the rear garden, where the vendors have undertaken extensive landscaping to create a private and easily maintained outdoor space. Enjoying a southerly aspect, the garden features a substantial paved area, artificial turf, timber decking and newly installed timber fencing and gates. A large timber shed provides useful storage, whilst the enclosed setting and absence of directly overlooking properties create a particularly private environment.

Adjacent to the property, an access road leads around to the rear where the single garage can be found, operated via a manual up-and-over door.

The vendors have undertaken a considerable programme of improvements during their ownership. These include an electrical re-wire with an updated consumer unit, extensive re-plastering to the majority of the ground floor and selected walls upstairs, together with the re-imagining of the internal ground floor layout. Externally, the rear and side gardens have been extensively landscaped with artificial turf, slate chippings, decking, new fencing and timber gates, alongside the addition of a large timber shed. The result is a home that combines a fresh contemporary aesthetic with a layout designed around modern family living.

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 3-9-26

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

Lounge
19'8" x 11'4" (6.01 x 3.47)

Kitchen Diner
16'7" x 11'9" (5.07 x 3.59)

Utility Room
7'4" x 6'11" (2.26 x 2.11)

Bedroom 1
10'9" x 9'6" (3.28 x 2.92)

Bedroom 2
9'6" x 9'1" (2.92 x 2.79)

Bedroom 3
8'0" x 7'10" (2.44 x 2.4)

Bathroom
7'9" x 5'6" (2.38 x 1.68)

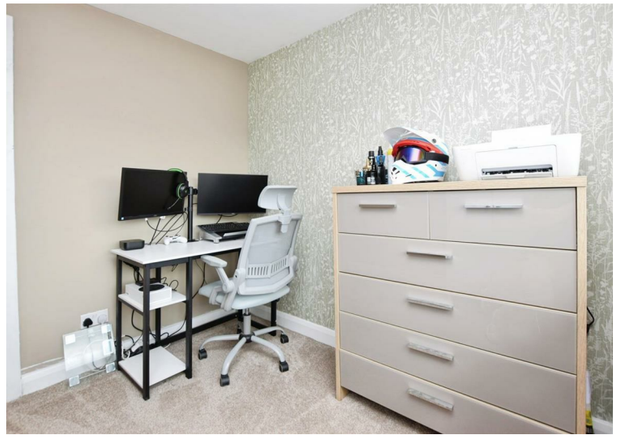
Important Notice
These particulars are intended only as a guide and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, interested parties must satisfy themselves by inspection, survey and independent enquiries as to the correctness of each statement.

Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets, furnishings or other items. All dimensions, areas and distances quoted are approximate.

Any reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided solely as a guide. No warranty or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.

Information relating to planning permissions, building regulations, rights of way, easements, covenants, public footpaths, access arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.