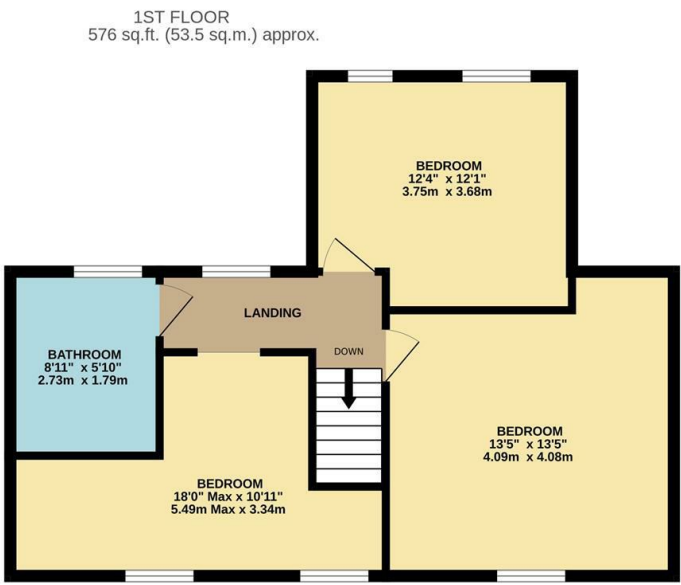
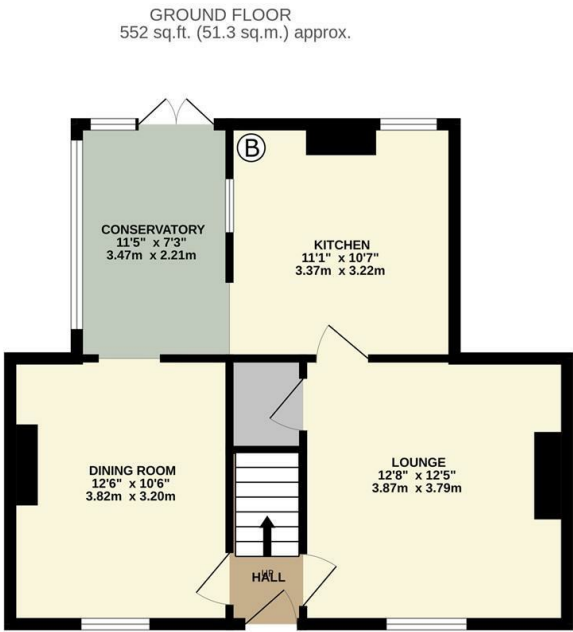




P J B

Prys Jones & Booth



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 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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Station Street, Pensarn, LL22 7SD

£200,000



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		69	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 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



Station Street, Pensarn, LL22 7SD

£200,000



Tenure

Freehold

Council Tax Band

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

Property Description

Approached behind a low brick wall, the property enjoys an attractive frontage with a combination of original red and black tiles and concrete paving, complemented by neatly trimmed shrubs and established Roses surrounding the entrance. A Newly installed timber-effect composite door opens into the welcoming hallway, where slate-effect laminate flooring flows through to the staircase leading to the first floor.

The lounge is a particularly inviting space, featuring attractive wood-effect laminate flooring and a large, deep double-glazed window that allows plenty of natural light to pour in. There is ample room for a generous arrangement of furniture, while the impressive stone fireplace and electric fire provide a striking focal point. Adding further character is a beautiful exposed wooden beam, believed to originate from an old ship, creating a unique link to the property's coastal setting. A useful understairs cupboard provides additional storage.

The kitchen is both practical and full of personality, with an open archway leading through to the conservatory. Slate-effect laminate flooring complements the wooden wall and base units, while an integrated electric oven with gas hob provides the main cooking facilities. There is also space for a freestanding fridge freezer, dishwasher and washing machine. Character features continue here, with an original stone fireplace surround and another attractive wooden beam from an old ship adding warmth and individuality. The Worcester combi boiler is also conveniently housed within the kitchen.

The adjoining conservatory provides a versatile extension to the living accommodation. Featuring slate-effect laminate flooring and partial brick construction, the room benefits from double patio doors opening directly onto the rear garden. Currently utilised as a utility area, this flexible space could equally become a relaxing sitting room, garden room or hobby space.

The separate dining room offers an excellent setting for family

meals and entertaining, with slate-effect laminate flooring, plastered walls and deep double-glazed windows providing plenty of natural light. There is ample space for a family-sized dining table together with additional freestanding furniture, while an open archway creates a natural connection with the conservatory.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a bright and airy double with carpeted flooring, plastered walls and useful alcoves providing space for wardrobes or other furniture. The room also benefits from one of two loft hatches, providing convenient access to the loft space. The second bedroom is currently used as an office but could readily serve as a single bedroom, nursery or guest room, with two large double-glazed windows creating a bright and welcoming environment. The third bedroom is another comfortable double, featuring three windows that flood the room with natural light, alongside ample space for freestanding furniture.

The extended family bathroom is bright and practical, featuring tiled walls and flooring and a modern P-shaped bath with an overhead shower. A WC and wash hand basin with the mirror having sockets for lights and toothbrush charging helps complete the accommodation.

Outside, the rear garden has been designed with low maintenance in mind, featuring extensive Indian sandstone flooring, raised stone-built flower beds and high stone walls that create a private and enclosed setting. With a desirable west-facing aspect, the garden is perfectly placed to capture the afternoon and evening sunshine, providing an inviting space for outdoor dining, entertaining or simply relaxing. One side gate offer convenient access around the property whilst the other side houses a lean to shed perfect for garden storage and containing power.

Additional features added are the solar panels which are owned outright and a positive input ventilation system which has been installed in the attic/hallway helping to eliminate condensation.

Combining coastal convenience, flexible accommodation and distinctive character features, this delightful cottage offers a wonderful opportunity to enjoy a relaxed lifestyle just moments from the beach.

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 7-9-26

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

Lounge

12'8" x 12'5" (3.87m x 3.79m)

Kitchen

11'0" x 10'6" (3.37m x 3.22m)

Dining Room

12'6" x 10'5" (3.82m x 3.20m)

Conservatory

11'4" x 7'3" (3.47m x 2.21m)

Bedroom 1

13'5" x 13'4" (4.09m x 4.08m)

Bedroom 2

18'0" max x 10'11" (5.49m max x 3.34m)



Bedroom 3

12'3" x 12'0" (3.75m x 3.68m)

Bathroom

8'11" x 5'10" (2.73m x 1.79m)

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, Kinnel 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.

