



Towyn Road, Abergele

Offers Around £225,000

Nestled in the heart of Towyn, this delightful detached home on Towyn Road offers the perfect blend of comfort, space, and potential. Ideal for those seeking a peaceful coastal retreat, the property enjoys a well-proportioned layout that feels both practical and inviting.

Situated close to a range of local amenities — including shops, cafés, and leisure facilities — this home offers everyday convenience alongside the charm of seaside living. The stunning coastline is just a short distance away, perfect for leisurely walks along the beach or enjoying water-based activities.

The ground floor comprises an entrance porch leading into a welcoming hallway, a spacious lounge/dining room, kitchen, bright conservatory, two bedrooms, and a wet room. To the first floor, there are three further bedrooms and a family bathroom, providing ample space for family and guests. There are garden areas to front and rear with a spacious driveway providing off road parking.

This property presents a wonderful opportunity to create your forever home. With its generous layout and desirable location, it offers plenty of scope to add your own personal touch and make it truly yours.



Porch

Hallway

Lounge / Diner

21'9 x 12'0 (6.63m x 3.66m)

Kitchen

14'4 x 8'4 (4.37m x 2.54m)

Conservatory

15'3 x 11'1 (4.65m x 3.38m)

Bedroom 1

20' x 13'1 (6.10m x 3.99m)

Wet Room

Bedroom 2

13'9 x 8'1 (4.19m x 2.46m)

Bedroom 3

11'7 x 11'6 (3.53m x 3.51m)

Bedroom 4

11'7 x 11'6 (3.53m x 3.51m)

Bedroom 5

12'0 x 7'5 (3.66m x 2.26m)

Bathroom

Exterior

The property enjoys attractive gardens to both the front and rear. To the front, there is a spacious driveway providing ample off-road parking for multiple vehicles, along with access to the garage and a lawned area. The rear garden is fully enclosed, featuring paved areas that offer a private and low-maintenance space — ideal for outdoor dining, relaxing, or entertaining.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared Monday 20th October 2025
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND D - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	49		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</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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