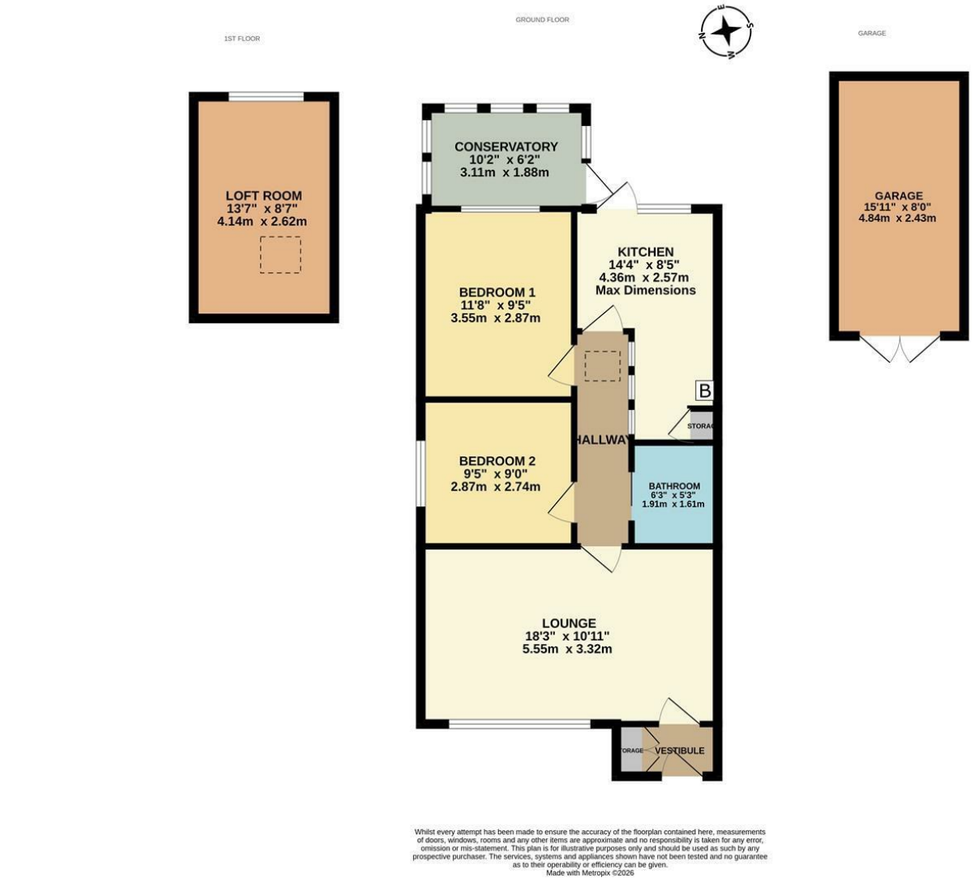
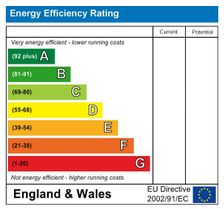
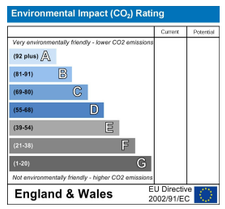






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
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1 Lon Y Llyn, Abergele, LL22 7RR
£165,000

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1 Lon Y Llyn, Abergele, LL22 7RR
£165,000





Tenure
Freehold

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

Property Description
Metal gates open onto a concrete driveway which runs alongside the property, providing access to a prefabricated single garage. The front garden is laid predominantly to lawn, with a low-level wall and established flower beds adding colour and interest to the approach. The driveway and side access also provide useful practical space for vehicles and access to the rear.

A PVC entrance door, flanked by a glazed side panel, opens into a useful entrance vestibule. Shelving provides a convenient spot for everyday items, whilst a small built-in storage cupboard offers further space for coats, shoes and household essentials.

A timber glazed door leads from the vestibule into the spacious lounge, which features decorative coved ceilings and an attractive ceiling rose, adding a traditional touch to the room. A large west-facing picture window allows plenty of natural light to fill the space, whilst the stone fireplace provides an attractive focal point and incorporates an electric fire. Raised stone-built sections either side offer useful display space or could accommodate items such as a television. From the lounge, a second internal hallway provides access to the remainder of the accommodation.

The kitchen is fitted with a practical range of wall and base-mounted units, together with a sink and draining board. Integrated appliances include an electric oven, gas hob and extractor hood, while a useful storage cupboard provides additional space. The central heating boiler is also located within the kitchen. A door with glazed side panel opens directly onto the rear garden, providing convenient access outside.

The first bedroom is a spacious double room enjoying a pleasant outlook over the open farmland to the rear. There is ample space for a double bed together with freestanding bedroom furniture, while the peaceful rural outlook provides a lovely backdrop.

The second bedroom is also a well-proportioned double room, with plenty of electrical sockets and sufficient space for a double bed, wardrobes and other freestanding bedroom furniture. Its versatile proportions make it suitable for a variety of uses depending upon the needs of the new owner.

The bathroom is fitted with a shower cubicle, wash hand basin and WC, with part tiled walls.

The second hallway provides access to the loft via a useful pull-down ladder, leading to a converted room in the roof. A window positioned within the rear gable takes full advantage of the property's attractive farmland views, creating a versatile additional space with plenty of potential for use as a hobby room, office, occasional sitting room or storage area, subject to any necessary consents and regulations.

From the kitchen, a small decked terrace provides access to the timber lean-to conservatory. Timber double glazing is fitted throughout, while the room provides useful additional accommodation that could be arranged as a further seating or relaxation area. Windows overlook both the garden and open farmland beyond, creating a pleasant connection with the property's outdoor surroundings.

The rear garden is laid for relatively easy maintenance, with a combination of paving and a smaller lawned area. Brick-built flower beds add structure and provide space for planting, while a small raised deck terrace creates another area for outdoor seating, complemented by further flower beds. A timber shed is positioned to the rear of the garage, providing useful garden storage. The rear boundary enjoys an open outlook across the surrounding farmland, giving the garden a particularly pleasant and spacious feel.

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 24-9-26

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

Lounge
18'2" x 10'10" (5.55 x 3.32)

Kitchen
8'5" x 14'3" (2.57 x 4.36)
Max dimensions

Bedroom 1
11'7" x 9'4" (3.55 x 2.87)

Bedroom 2
9'4" x 8'11" (2.87 x 2.74)

Bathroom
6'3" x 5'3" (1.91 x 1.61)

Conservatory
10'2" x 6'2" (3.11 x 1.88)

Loft Room
13'6" x 8'7" (4.14 x 2.62)

Garage
15'10" x 7'11" (4.84 x 2.43)

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.

