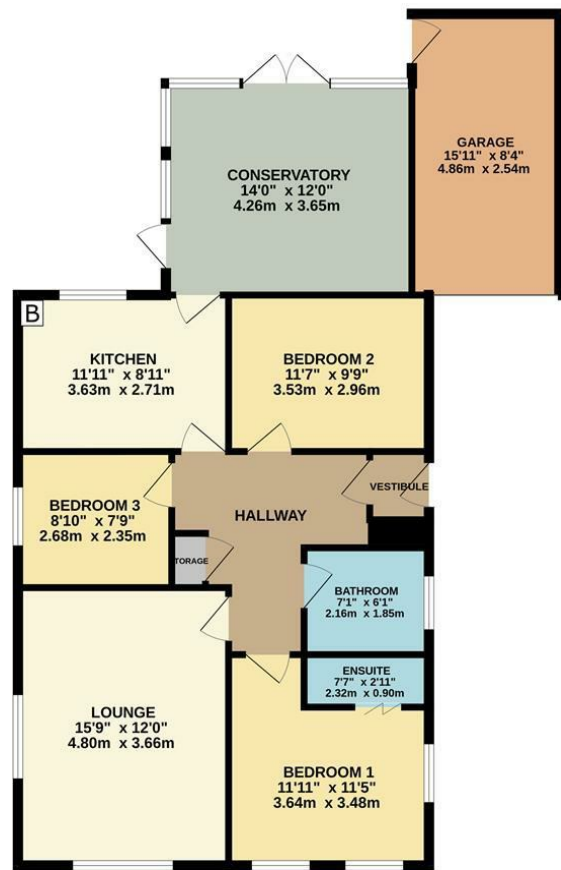




GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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.
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Energy Efficiency Rating	
Current	Potential
70	81

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



14 Lon Eirin, Abergele, LL22 9LQ

No offers £250,000



14 Lon Eirin, Abergele, LL22 9LQ

No offers £250,000



Tenure
Freehold

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

Property Description

The property enjoys excellent kerb appeal, with a neatly maintained area of lawn to the front, a paved pathway leading along the side elevation and a generous hard-standing driveway providing parking for approximately three to four vehicles. A single garage sits adjacent to the property, while fitted soffit lighting enhances the property's appearance during the evening hours.

A uPVC entrance door with double-glazed insert opens into an attractive vestibule featuring exposed brickwork and traditional quarry tiled flooring. A second glazed door leads into a spacious central hallway, creating a welcoming first impression. The hallway benefits from a useful storage cupboard and access to the loft space, which is fitted with lighting and insulation.

The generous lounge is a bright and inviting reception room, comfortably accommodating a full range of lounge furniture. Dual-aspect windows flood the room with natural light throughout the day, creating a pleasant and airy atmosphere.

The kitchen is fitted with a range of contemporary high-gloss wall and base units complemented by laminated work surfaces and matching upstands. There is an integrated electric oven with gas hob and glass splashback, together with ample space and plumbing for an American-style fridge freezer and washing appliance. Wood-effect flooring completes the practical and modern finish.

To the rear of the property, a substantial conservatory provides valuable additional living space and offers excellent versatility. Whether utilised as a dining room, garden room, second sitting room or hobby space, it provides an attractive outlook over the rear garden and benefits from both double doors and a separate single door leading outside.

The primary bedroom is a generously proportioned double room enjoying dual-aspect windows and ample space for a king-size bed and additional bedroom furniture. A modern en-suite shower room serves the room and features partially tiled walls, tiled flooring, contemporary sanitaryware, an electric shower with folding screen and recessed ceiling lighting.

The second bedroom is another excellent double room, easily accommodating a king-size bed and freestanding wardrobes. Sliding patio doors provide direct access into the conservatory, creating a pleasant connection between the internal living space and the garden.

The third bedroom offers flexibility to suit a variety of needs and would make an ideal guest bedroom, home office, hobby room or dressing room.

The family bathroom is fitted with a modern three-piece suite comprising a bath with electric shower over, wash hand basin incorporating storage beneath and WC. The room is complemented by fully tiled walls with decorative border detailing, contemporary flooring and a chrome heated towel rail.

Externally, the south-west facing rear garden enjoys excellent levels of sunshine throughout the afternoon and into the evening. Designed for ease of maintenance, the garden features a paved pathway, neatly kept lawn, established shrubs and planting, timber boundary fencing and gated side access. An outside tap is also provided.

The attached garage benefits from power, lighting and a manual up-and-over door, together with a useful storage area to the rear, offering excellent space for tools, bicycles or garden equipment.

The property is also connected to a water meter.

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 24-1-26

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

Lounge

15'8" x 12'0" (4.80 x 3.66)

Kitchen

11'10" x 8'10" (3.63 x 2.71)

Conservatory

13'11" x 11'11" (4.26 x 3.65)

Bedroom 1

11'11" max x 11'5" (3.64 max x 3.48)

Bedroom 2

11'6" x 9'8" (3.53 x 2.96)

Bedroom 3

8'9" x 7'8" (2.68 x 2.35)

Bathroom

7'1" x 6'0" (2.16 x 1.85)

En-suite

7'7" x 2'11" (2.32 x 0.90)

Garage

15'11" x 8'3" (4.86 x 2.54)

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.

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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

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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.

