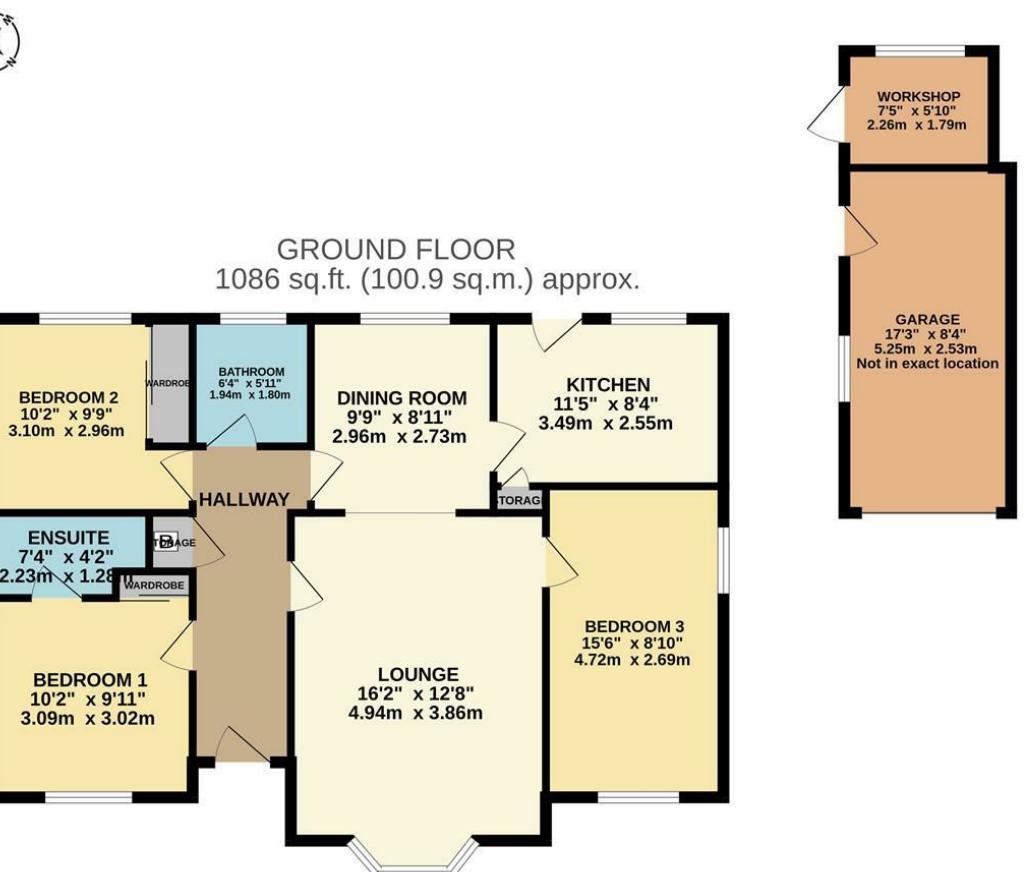


P J B
Prys Jones & Booth



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 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 equipment have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	77	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	68	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	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.



4 Lon Cynan, Abergel, LL22 7JA

£360,000



Tenure

Freehold

Council Tax Band

E - Average from 01-04-2026 £2,836.57

Property Description

The approach is immediately inviting, with a neatly kept lawned frontage and a hardstanding driveway providing off-road parking for multiple vehicles. A paved pathway leads to the front door, sheltered beneath a charming brick-arched open porch. Step inside through a composite front door with double-glazed insert into a wide and welcoming hallway, laid with carpet and featuring a useful storage cupboard that discreetly houses the gas central heating boiler.

The lounge is a generous and light-filled space, enhanced by a large bay window that draws in natural light and offers pleasant views down the street. Coved ceilings add a touch of elegance, while a feature fireplace with timber mantle, stone surround and hearth creates a cosy focal point. An open archway flows seamlessly into the dining area, making this an ideal space for entertaining.

The dining area comfortably accommodates a table and chairs and continues the theme of coved ceilings. A south-facing window overlooks the rear garden, bathing the room in sunlight throughout the day, while a door leads directly into the kitchen for ease and practicality.

The kitchen is finished with wood-effect laminate flooring and fitted with modern farmhouse-style wall and base units, complemented by a brick-effect tiled splashback. There is space for a gas cooker, fridge freezer and washing machine, along with a sink and draining board. A handy pantry cupboard provides additional storage, and a PVC door with glazed insert opens out onto the rear garden.

The primary bedroom is a spacious double room with ample space for a king-size bed and accompanying furniture. Mirrored fitted wardrobes offer storage, and a window overlooks the front aspect. An en suite shower room adds convenience, finished in a contemporary fully tiled design with tiled flooring, a hand basin with storage beneath, WC and a shower cubicle with hinged glass screen.

Bedroom two is another well-proportioned double, also benefiting from fitted mirrored wardrobes and enjoying tranquil views across the garden towards the Coed y Gopa woodland beyond. Bedroom three is a particularly versatile space, featuring dual-aspect windows, making this room ideal as a bedroom, home office or additional reception space. There's access to the loft via a drop-down ladder. The loft is insulated, part-boarded and powered,

The family bathroom is fully tiled in a modern style with a tiled floor, and comprises a bathtub with mixer-tap shower attachment, hand wash basin with storage beneath, WC and a chrome heated towel rail.

The rear garden is a true highlight of the property. Stepping out onto paved slabs that wrap around either side of the bungalow, you'll find a generous patio area perfect for outdoor dining. Beyond lies a beautifully manicured lawn bordered by colourful flowerbeds, along with a vegetable patch and established fruit trees. A characterful timber pergola creates a charming seating area, while there is ample space for a timber shed and a bin store. The single garage, complete with power and manual up-and-over door, is accessible from the garden, and a fully insulated, double-glazed timber office sits to the rear of the garage—ideal for home working or hobbies. The garden is enclosed by a combination of timber fencing and brick walls, with a gated access leading back to the front driveway.

Located within minutes of Abergel Golf Club and the scenic Coed y Gopa woodland, the property also enjoys easy walking access to Abergel town centre, offering a range of shops, cafés, gastro pubs and essential amenities. Pentre Mawr Parc, Pensarn beach and the A55 expressway are all within easy reach, making this an exceptional home in a highly desirable location.

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 26-1-26

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

Lounge

16'2" x 12'7" (4.94 x 3.86)

Dining Room

9'8" x 8'11" (2.96 x 2.73)

Kitchen

11'5" x 8'4" (3.49 x 2.55)

Bedroom 1

10'1" x 9'10" (3.09 x 3.02)

En Suite

7'3" x 4'2" (2.23 x 1.28)

Bedroom 2

10'2" x 9'8" (3.10 x 2.96)

Bedroom 3

15'5" x 8'9" (4.72 x 2.69)

Bathroom

6'4" x 5'10" (1.94 x 1.80)

Garage

17'2" x 8'3" (5.25 x 2.53)

Workshop

7'4" x 5'10" (2.26 x 1.79)

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.

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergel offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergel, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel 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 Abergel high street ever since.

