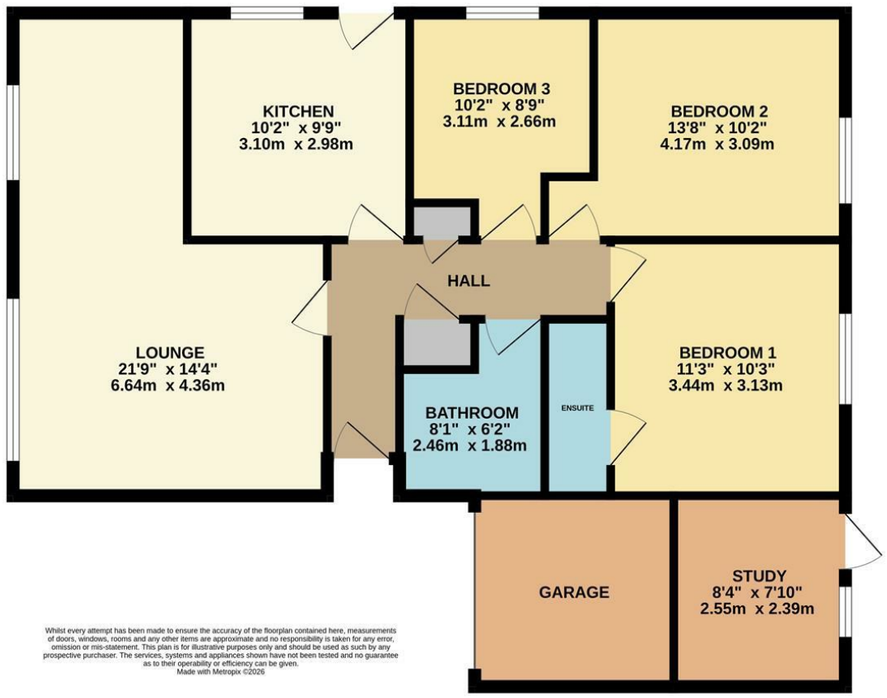
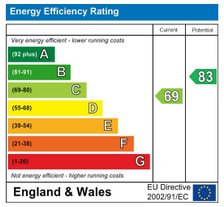
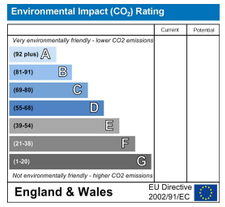




GROUND FLOOR







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

P J B
Prys Jones & Booth



4 Glenfor, Abergele, LL22 8EX
£280,000

3 2 1 C





4 Glenfor, Abergele, LL22 8EX
£280,000





Tenure
Freehold

Council Tax band
Band - D - Average from 01-04-2026 £2,472.82

Property Description
Approached via a long tarmacked driveway providing ample off-road parking for multiple vehicles, the property is complemented by a grassed frontage and attractive cast-iron entrance gate. The driveway leads to an up-and-over garage, currently utilised for storage and housing the combi boiler. A covered porch provides shelter before entering through the UPVC front door into a welcoming L-shaped hallway. The hallway offers two useful built-in storage cupboards, providing plenty of space for keeping everyday household items neatly tucked away.

The spacious L-shaped lounge is a particularly inviting reception room, offering plenty of room for a variety of furniture arrangements. Two large double-glazed windows allow natural light to flood the space, creating a bright and comfortable environment throughout the day. The room is finished with carpeting, painted walls and attractive coved ceilings, while an electric fire set within a marble-effect surround provides an appealing focal point.

The kitchen is fitted with a range of wooden-effect base and wall-mounted cabinets, complemented by tiled splashbacks and practical wood-effect laminate flooring. There is ample space for a cooker, fridge freezer and washing appliance, making this a functional space for everyday cooking and household tasks. A UPVC door provides convenient access to the rear garden, as well as the side of the property.

The main bedroom is a spacious double room enjoying pleasant views over the rear garden. An added benefit is the en-suite facility, fitted with a shower cubicle, WC and hand wash basin, offering additional convenience and privacy. Bedroom two is another generously sized double bedroom, featuring built-in wood-effect wardrobes which provide excellent storage and help maximise the available floor space. Bedroom three is a comfortable single room, ideal for a child's bedroom, home office or hobby room, and is finished with plastered walls and carpeting.

The family bathroom is generously proportioned and features a bath with an overhead shower, WC and hand wash basin. Tiled walls and flooring provide a practical and easy-to-maintain finish.

Outside, the property benefits from a south-facing rear garden, offering a lovely space to enjoy the sunshine throughout the day. The garden is predominantly laid to lawn, with low-level flower beds adding a touch of colour and greenery, while high timber fencing provides a good degree of privacy. A particularly useful addition is the converted garage, now arranged as a separate home office. The space is insulated and benefits from electricity, making it ideal for home working, hobbies or additional flexible use.

Combining generous living accommodation, driveway parking, a south-facing garden and a dedicated home office, this appealing detached home offers a fantastic opportunity in a convenient and peaceful 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 9-11-26

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

Lounge
21'9" x 14'3" (6.64m x 4.36m)

Kitchen
10'2" x 8'8" (3.10m x 2.66)

Bedroom 1
10'1" x 13'8" (3.09m x 4.17m)

Bedroom 2
11'3" x 10'3" (3.44m x 3.13m)

Bedroom 3
10'2" x 8'8" (3.11m x 2.66m)

Bathroom
7'10" x 6'3" (2.39m x 1.91m)

Study
8'4" x 7'10" (2.55m x 2.39m)

Abergele
Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

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, 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 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.

