



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

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P J B

Prys Jones & Booth



51 Min Y Don, Abergele, LL22 7LY
£220,000



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Tenure
Freehold

Council Tax Band
Band - C - Average from 01-04-2025 £2,062.96

Property Description
A printed concrete driveway provides generous parking for multiple vehicles and leads to a welcoming vestibule with double glazing and stylish herringbone-pattern vinyl flooring. From here, a composite door with glazed inserts opens into the internal hallway, where similar herringbone vinyl continues underfoot. A well-proportioned storage cupboard provides useful space for household items, or shoes before the hallway flows into the primary lounge.

Bright and spacious, the lounge features a large triple-glazed front window that fills the room with natural daylight. Deep coved ceilings, a prominent chimney breast, soft contemporary décor, and carpeted flooring make this an inviting space, perfectly suited for relaxing or entertaining. A door leads into the internal hallway, which also provides access to the loft, fully boarded for additional storage.

The kitchen combines practicality with modern styling, boasting contemporary wall and base units, a smart tiled splashback, and laminate worktops. Integrated appliances include an electric oven and hob with extractor hood, alongside plumbing for a washing appliance and space for a freestanding fridge-freezer. A cupboard neatly conceals the hot water tank, powered by the efficient air source heat pump. A composite double-glazed door opens directly onto the rear garden.

There are two well-presented bedrooms. Bedroom One is a generous double with a bright south-facing aspect, offering ample room for a king or super-king bed, bedside cabinets, a dressing table, and freestanding wardrobes. A fitted storage cupboard with hanging rails enhances the practicality. Bedroom Two is also a comfortable double, with contemporary décor, and plenty of space for

additional furniture.

The bathroom has been stylishly upgraded, featuring patterned vinyl flooring and full PVC panelling in complementary stone and retro tile effects. The low-level open shower enclosure is fitted with an electric shower, including rainfall head and handheld diverter. A contemporary wash basin with under-sink storage and a modern WC complete the sleek finish, with recessed lighting.

The rear garden offers excellent outdoor space with a south-facing aspect and generous privacy. Steps from the kitchen door lead to a well-proportioned patio, opening onto a neatly maintained lawn and large gravelled area, ideal for seating, or further landscaping. A single garage sits to the rear, equipped with power and a manual up-and-over door. A side gate provides direct access to the front driveway.

The current vendors have carried out extensive, high-quality upgrades including part re-plastering, redecorating, new flooring, a reconfigured kitchen layout, a fully fitted new bathroom, and installation of a new central heating system with air source heat pump. Additional improvements include owned-outright solar panels, new windows (including some triple-glazed units), two new external doors, rear garden landscaping with improved drainage, new fencing, re-felting to the garage roof, new external rendering, a new printed concrete driveway, and fresh turf to both front and rear gardens. Foundations have also been laid at the rear of the garden and adjacent to the garage to facilitate future garden buildings or an extension, with plumbing, power, and waste services already prepared.

Perfectly positioned “on the flat”, this home is within easy walking distance of Pentre Mawr Park, and the award-winning Pensarn Beach. Abergele town centre offers a welcoming community atmosphere with shops, cafés, pubs, and amenities just a short stroll away. Outdoor enthusiasts will appreciate nearby walking trails through Coed Y Gopa

Woods and Tower Hill, while the A55 Expressway is only a few minutes’ drive for easy commuting along the North Wales coast.

Services
It is believed the property is connected to mains 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 12-2-26

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

Lounge
17'11" x 11'5" (5.47 x 3.50)

Kitchen
12'6" x 8'8" (3.82 x 2.65)

Bedroom 1
11'11" x 10'11" (3.65 x 3.33)

Bedroom 2
9'1" x 8'8" (2.79 x 2.65)



Bathroom
6'1" x 5'4" (1.87 x 1.63)

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
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