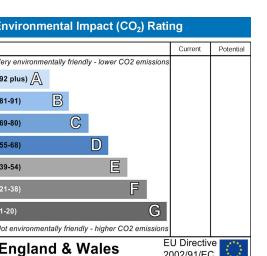
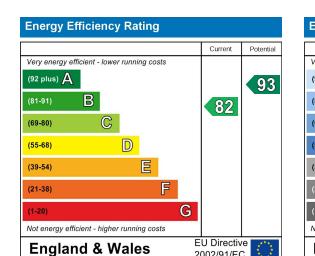


TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other internal apertures and no responsibility is taken for any error, omission or mis-statement. This plan is 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.



12 Lon Elfod, Abergel, LL22 9BQ

£325,000

4 bedrooms, 2 bathrooms, 2 reception rooms, B rating



12 Lon Elfod, Abergel, LL22 9BQ

£325,000



Tenure

Freehold

Council Tax Band & Estate fees

Band - E - Average from 01-04-2025 £2,836.57

Estate Charges- A service charge is payable on this estate for the maintenance of the communal grounds (subject to increase). The latest charge (01 June 2025 - 31 May 2026) was £186.82 (information provided by the vendors).

Property Description

Set back behind a generous hardstanding driveway providing ample off-road parking, this attractive home is complemented by a single garage with power, ideal for storage. An open porch shelters a composite front door with double-glazed inserts and a matching side panel, creating a welcoming first impression.

Stepping inside, you are greeted by a bright entrance hallway finished in elegant Karndean wood-effect flooring and modern, neutral décor. From here, there is access to a convenient ground floor WC, fitted with a wash basin, tiled splashback and WC – perfect for guests and day-to-day family life.

The main lounge is a spacious and inviting room, offering plenty of space for a full range of lounge furniture. A large bay window floods the room with natural light and provides a charming focal point, making it an ideal setting for relaxing or entertaining, with ample power points and television connections thoughtfully positioned.

To the rear of the property sits open-plan kitchen/dining room, designed as the true heart of the home. Sleek high-gloss wall and base units are complemented by wood-effect worktops that extend to the upstands and matching Karndean flooring, while a practical breakfast bar creates a relaxed space for casual dining or food preparation. Integrated appliances include a double electric oven and grill, fridge freezer, dishwasher and a five-burner gas hob with extractor hood. Recessed ceiling lighting adds a warm ambience, and the dining area comfortably accommodates a table and chairs for family meals and entertaining.

Beyond the kitchen, a separate utility room continues the same modern cabinetry and provides plumbing for a washing machine. A composite door from here opens directly onto the rear garden, offering excellent practicality for everyday living.

advantageous for those embarking on a commute along the picturesque North Wales Coast.

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.

Both full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 15-1-26

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

Lounge

13'10" x 10'7" (4.24 x 3.24)

Kitchen/Diner

20'4" x 8'3" (6.22 x 2.53)

Conservatory

Utility Room

8'2" x 5'5" (2.49 x 1.66)

Bedroom 1

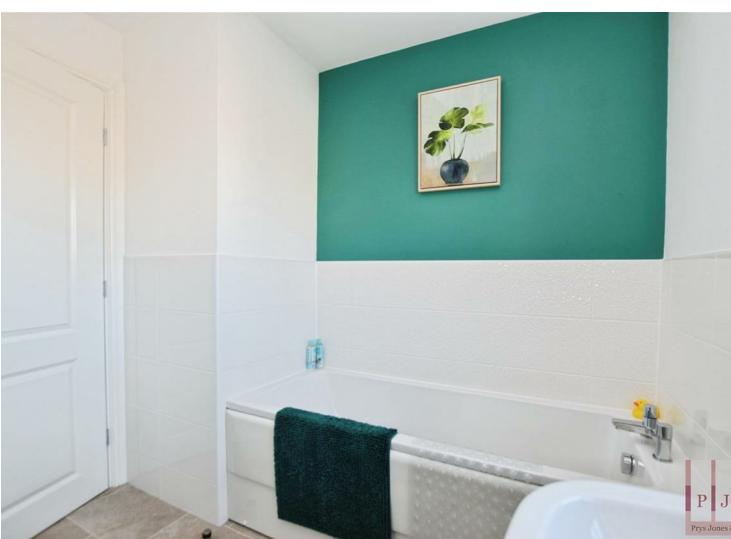
13'5" max x 10'6" max (4.09 max x 3.21 max)

En-Suite

8'5" x 4'10" (2.59 x 1.49)

Bedroom 2

12'4" x 8'11" (3.77 x 2.74)



Bedroom 3

10'0" x 8'11" (3.06 x 2.74)

Bedroom 4

7'6" x 6'10" (2.30 x 2.09)

Bathroom

8'9" x 7'10" (2.69 x 2.39)

Garage

16'4" x 8'2" (5.00 x 2.5)

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.

