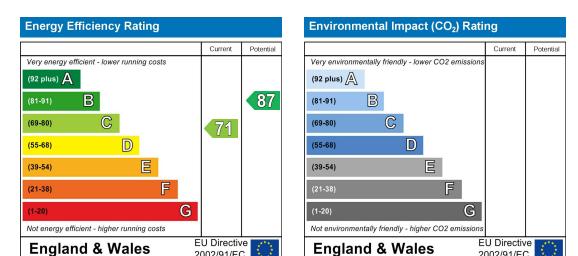


TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.
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7 Llys Yr Eos, Abergel, LL22 9YN

£180,000



Tenure

Freehold

Council Tax Band

C - Average from 01-04-2025 £ 2,062.96

Property Description

The property is approached via a sweeping hardstanding driveway offering off-road parking for up to four vehicles. Adjacent to the drive is a neatly kept lawn with paved stepping stones leading to the front door, complemented by a small slate-chipped area and timber fencing. Each arrival home is greeted by a pleasant outlook across neighbouring fields and hillside scenery, while the brick façade provides a smart and traditional kerb appeal.

The entrance hall sets the tone with wood-effect laminate flooring and stylish panelled walls, creating a welcoming and contemporary first impression. Stairs rise to the first-floor accommodation, while the flooring flows seamlessly through to the main living spaces.

The lounge is a comfortable and inviting room, featuring a front-facing window and a striking media wall fitted with an electric fire offering flame and log-effect. There is ample space for a range of lounge furniture, making this an ideal space to relax and unwind.

To the rear, the kitchen diner offers a sociable and practical layout with space for a dining table and chairs. Finished with matte wall and base units and a brick-effect tiled splashback, the kitchen is both stylish and functional. Integrated appliances include an electric oven and four-ring gas hob, with plumbing in place for both a dishwasher and washing machine. The boiler is neatly concealed within a cupboard, and there is space for a tall freestanding fridge freezer. A useful under-stairs cupboard provides additional storage, complete with a flue installed for a tumble dryer.

A PVC door opens from the kitchen into the rear garden, where a compact patio leads onto a well-maintained lawn bordered by a neat flower bed. To the rear of the garden, a

large decked terrace creates a superb spot for outdoor furniture and entertaining while taking in the open views of Abergel's hills. The driveway extends partially into the garden but is separated by fencing, with a gated access back to the front. The garden is secure, enclosed by a mix of PVC and timber fencing, and benefits from a south-facing element, an outside tap and a metal storage shed.

Upstairs, the landing is naturally lit via a window and provides access to the loft space. The primary bedroom is a well-proportioned double room with modern décor, ample space for freestanding furniture and bedside tables, and a handy storage cupboard over the stairs. The vendors have cleverly utilised adjacent space to create a fitted wardrobe.

The second bedroom is versatile in use, currently serving as a nursery but equally suited as a single bedroom or home office. While it could accommodate a small double bed, it is best enjoyed as a flexible space with a pleasant outlook over the rear garden and tasteful décor, complemented by a dado rail feature.

The bathroom is fitted with patterned vinyl flooring and comprises a WC, hand wash basin and a bathtub with PVC panelled surround. An overhead rainfall shower with a separate handheld diverter and a glass shower screen complete the space, along with a radiator.

Further benefits include gas central heating and double glazing throughout. The property is conveniently located within easy reach of Abergel town centre, local schools, the train station, beach and coastal path, all just a short drive away, making this a superbly positioned home for modern living.

Lounge

12'9" x 11'1" (3.89 x 3.40)

Kitchen

14'4" x 8'0" (4.38 x 2.45)

Bedroom 1

11'3" x 9'6" (3.44 x 2.90)

Bedroom 2

11'5" x 8'0" (3.49 x 2.45)

Bathroom

6'0" x 8'0" (1.85 x 2.46)

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.

Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

