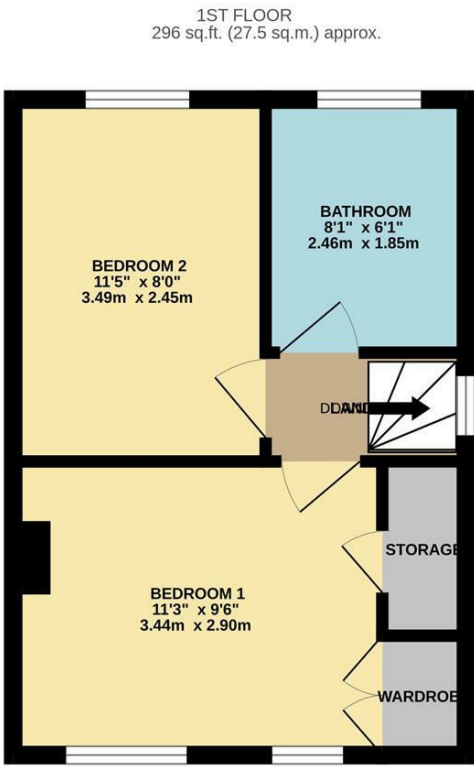
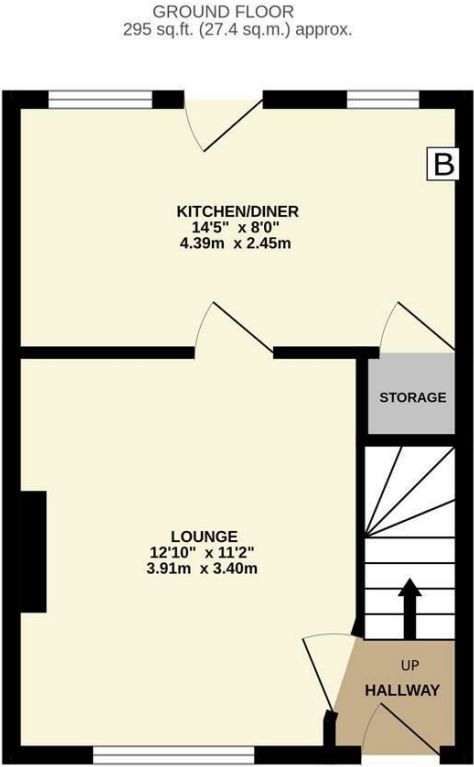


P J B  
Prys Jones & Booth

7 Llys Yr Eos, Abergele, LL22 9YN  
£180,000

2 1 1 C



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>71</b>		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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.

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# 7 Llys Yr Eos, Abergele, 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 Abergele’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 Abergele 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 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, Kinnel 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**  
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.

