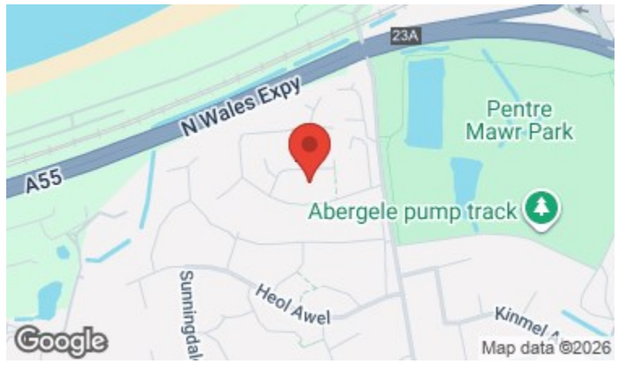
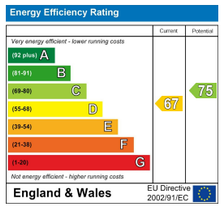
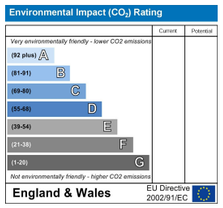


24 Mor Awel, Abergele, LL22 7ND

Approximate Gross Internal Area = 89.6 sq m / 964 sq ft
Outbuildings = 33.4 sq m / 359 sq ft
(Including Garage)
Total = 123.0 sq m / 1323 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Fourlabs.co © (ID1253665)





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

24 Mor Awel, Abergele, LL22 7ND
£215,000

2 | 1 | 2 | D

24 Mor Awel, Abergele, LL22 7ND
£215,000

Tenure
Freehold.

Council Tax
Tax Band - D - Average from 01.04.2026
£2,472.82

Property Description
Welcome to this spacious detached, two double bedroomed bungalow ideally situated for the beach, town centre, doctors, hospital and supermarket on a good size corner plot.
To the front of the property there is ample off-road parking with brick paved drive and an assortment of matured bushes with a drive leading to a single garage with up and over door. The property has access around the side to the rear garden which is enclosed with a greenhouse, pond and decking area. A large conservatory leads off the lounge onto the decking area.

On entering the property there is a handy little entrance porch which leads into a spacious hallway with airing cupboard and access to the attic which we understand is boarded out for storage.

The kitchen has a wide range of fitted wall and base units with tiled splash backs. Belfast style sink unit with mixer tap. Space for a range cooker with stainless steel canopy over. Ample room for a small dining table and chairs. Panelled glazed door leading to the rear porch/utility.

Just off the kitchen is a rear entrance porch with quarry tiled flooring which the current owner also uses as a utility room with plumbing and space for a dishwasher and washing machine and a door leads to outside.

The spacious living room has hardwood flooring, two radiators and uPVC sliding doors leading to the conservatory.

To the front of the property you will find two good size double bedrooms both overlooking the front.

The bathroom is of generous size and comprises, panelled bath, shower cubicle, low level WC and wash hand basin.

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.

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

Entrance Porch

Entrance Hall

Living Room
15'8" x 14'0" (4.78m x 4.28m)

Conservatory
11'11" x 7'8" (3.64m x 2.35m)

Kitchen
15'2" x 9'1" (4.64m x 2.77m)

Rear Entrance/Utility

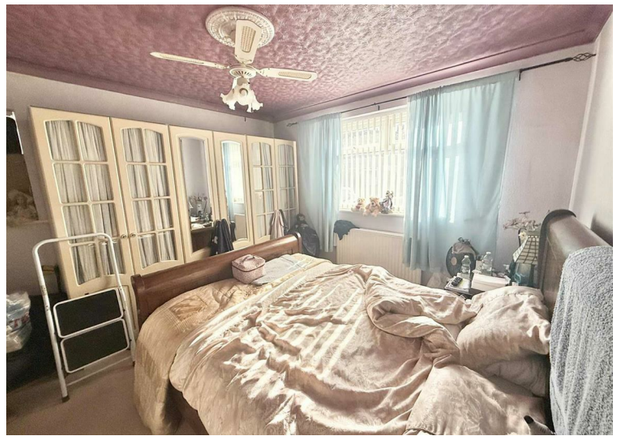
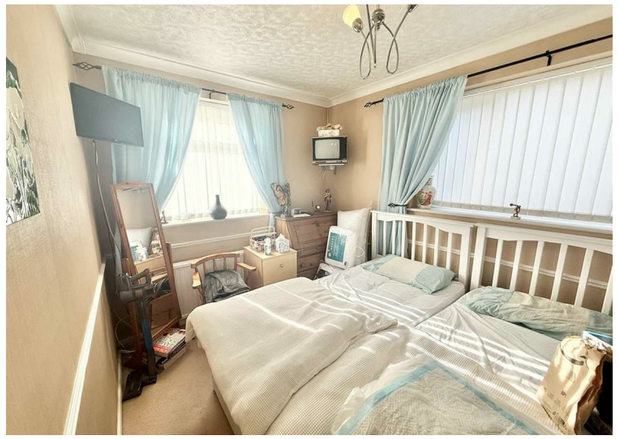
Bedroom No: One
13'1" x 11'9" (4.00m x 3.60)

Bedroom No: Two
13'1" x 8'8" (4.00m x 2.65)

Bathroom
7'6" x 7'3" (2.30m x 2.21m)

Garage
16'2" x 9'3" (4.94m x 2.83m)

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.