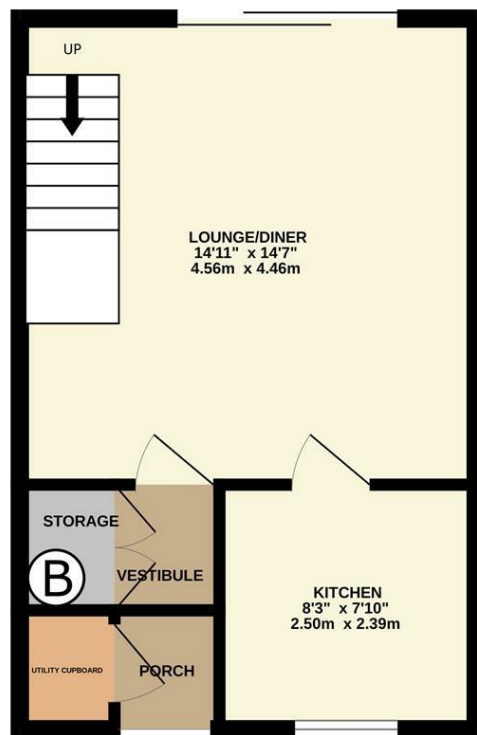
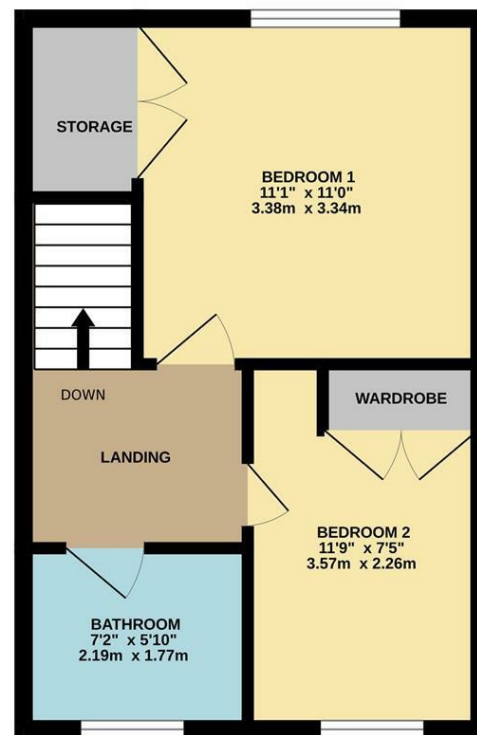


GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (61.9 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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6 Llys Y Mor, Abergele, LL22 7PE

£185,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	83	England & Wales
		61	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



6 Llys Y Mor, Abergele, LL22 7PE

£185,000



Tenure
Freehold

Council Tax Band
No information available

Property Description

To the front, a freshly laid brick-paved driveway provides off-road parking for two vehicles, while an open porch with canopy and tiled floor offers a practical entrance space. A useful utility cupboard houses the gas and electric meters before a PVC double-glazed door leads into the entrance vestibule. Here, smart wood-effect laminate flooring flows seamlessly into the main living space, complemented by a double-door storage cupboard concealing the central heating boiler and a modern strip-panel door.

The lounge is both spacious and inviting, benefitting from a south-facing aspect and patio doors that frame pleasant views towards the woodland of Coed y Gopa. Finished in neutral tones, the room features coved ceilings and a timber picture rail, adding a touch of character, while a striking stone-effect fireplace provides a focal point for an electric fire. There is ample room for both lounge furniture and a dining table, making it a versatile and sociable space. A staircase rises to the first floor from here.

The kitchen, accessed from the lounge, is compact yet highly functional, fitted with modern wall and base units and complemented by a stylish brick-effect tiled splashback and patterned vinyl flooring. Integrated appliances include an electric oven with grill and a four-ring gas hob, along with a composite sink and drainer, providing everything needed for everyday living.

To the rear, the garden has been designed with ease of maintenance in mind, fully laid with well-kept paving stones and enclosed by timber fencing and a block wall. Its south-facing orientation ensures plenty of sunshine throughout the day, creating a pleasant outdoor space that can be enhanced with potted plants for added colour. A rear access gate leads to a shared pathway, ideal for bin access.

Upstairs, the landing is surprisingly spacious and continues the decorative touches with dado rails. There is also access to the loft space (not inspected).

The principal bedroom is a generous double, enjoying a bright south-facing aspect with views towards Coed y Gopa woodland. It offers ample space for freestanding furniture and benefits from a large fitted wardrobe built over the stair bulkhead, complete with hanging rails. The second bedroom is a versatile room that could accommodate a small double but is equally well suited as a single bedroom, nursery or home office, and includes a fitted wardrobe for storage.

The bathroom is simple yet contemporary in style, fitted with a white suite comprising a bath with mixer-fed shower and curtain, WC and hand basin. Part-tiled walls and wood-effect flooring complete the space.

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.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 31-3-26

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

Lounge/Diner
14'11" x 14'7" (4.56 x 4.46)

Kitchen
8'2" x 7'10" (2.50 x 2.39)

Bedroom 1
11'1" x 10'11" (3.38 x 3.34)

Bedroom 2
11'8" x 7'4" (3.57 x 2.26)

Bathroom
7'2" x 5'9" (2.19 x 1.77)

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 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.

