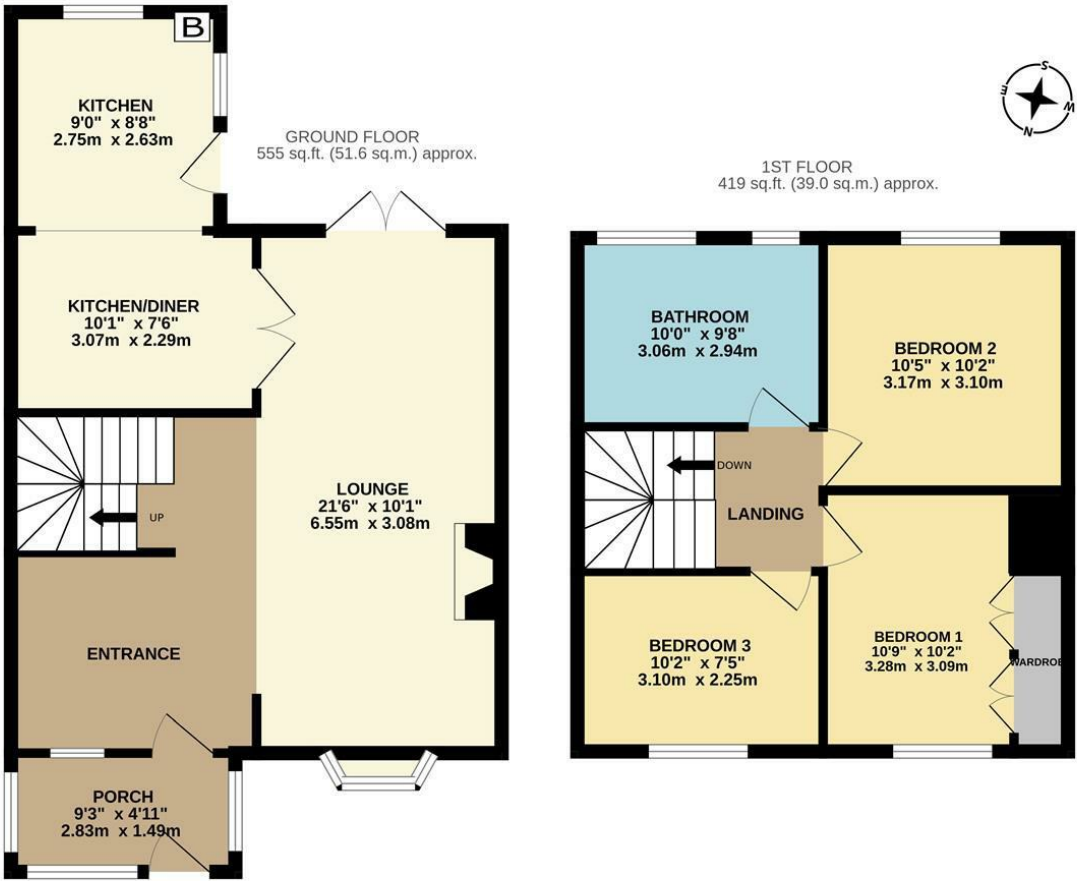




TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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96 Towyn Road, Abergele, LL22 9YP
£155,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ 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.



96 Towyn Road, Abergele, LL22 9YP

£155,000



Tenure

Freehold

Council Tax Band

Band - C - Average from 01-04-2026 £2,198.07

Property Description

A charming timber picket fence encloses the front garden, creating an pleasant first impression. Finished with modern sandstone paving and complemented by a small rockery flower bed, the frontage is both welcoming and easy to maintain.

A porch extension sets the property apart, providing a practical entrance space before stepping through a timber glazed door into the main living accommodation. This additional entrance not only enhances the property's kerb appeal but also offers a useful buffer from the outside.

The lounge is undoubtedly one of the standout features of the home, boasting a unique and versatile layout. Immediately to the left is a handy area, ideal as a home office or study space, with the potential to be partitioned to create an additional room if required. The lounge itself is an impressively proportioned space, extending from the front to the rear of the property. An attractive inset bay window fills the front of the room with natural light, whilst patio doors at the rear provide seamless access to the garden. A prominent chimney breast, complete with a gas fire, timber mantel and surround, creates a focal point, making this an ideal space for both everyday family life and entertaining.

Timber double doors lead through to the extended kitchen diner, creating a fantastic social hub within the home. Offering ample space for a family dining table and chairs, this versatile room is finished with practical tiled flooring and benefits from an excellent range of glossy wall and base units complemented by laminated worktops and tiled splashbacks. A stainless steel sink sits beneath the work surface, whilst there is generous space for freestanding appliances, including plumbing for both a dishwasher and washing machine, making the room as practical as it is welcoming.

Upstairs, the landing provides access to the loft space, which has not been inspected.

The primary bedroom is a comfortable double room enjoying views over the front aspect and benefits from fitted wardrobes, providing excellent storage. The second bedroom is another generously proportioned double, comfortably accommodating a king-size bed alongside additional furniture, whilst enjoying delightful glimpses towards the wooded hills surrounding Abergele. The third bedroom is well-proportioned and offers excellent flexibility, comfortably serving as a spacious single bedroom with room for furniture, whilst also having the potential to accommodate a small double bed if desired.

The contemporary bathroom has been stylishly appointed to create a luxurious finish. A spacious walk-in shower with a level threshold and

glass screen is complemented by a large wash hand basin set within vanity storage, a chrome heated towel rail and an additional dressing area complete with vanity mirror and shelving. Finished with full-height wall tiling, tiled flooring and a PVC-clad ceiling, the room offers a sleek, modern aesthetic with minimal maintenance.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind. Predominantly laid with stone chippings and complemented by a small area of artificial lawn, it provides an ideal space for relaxing or entertaining whilst making the most of its wonderful south-facing aspect, ensuring sunshine throughout much of the day. A rear gate opens directly onto a quiet no-through road, where on-street parking is conveniently available.

Convenience is another key attraction of this well-positioned home. Abergele and Pensarn Beach is just a short stroll away, where the popular North Wales Coastal Path stretches from Prestatyn through to Llandudno and beyond, offering miles of scenic walking and cycling routes. Pensarn Railway Station is also within walking distance, providing direct rail services to major destinations including Manchester, Liverpool, London and Cardiff, making the property an excellent choice for commuters. The A55 Expressway is accessible within minutes, offering straightforward connections across North Wales and into the North West of England. Families are well catered for with local infant, primary and secondary schools nearby, whilst Pentre Mawr Park, the largest park in Conwy County, is just a short distance away, offering extensive green space, children's play areas and recreational facilities. Everyday essentials are within easy walking distance thanks to nearby convenience stores, while the bustling town of Abergele can be reached in just a few minutes by car, offering a wider selection of shops, supermarkets, cafés, restaurants and a host of additional amenities.

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 14-07-26

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

Porch

9'3" x 4'10" (2.83 x 1.49)

Lounge

21'5" x 10'1" (6.55 x 3.08)

Kitchen Diner

10'0" x 7'6" (3.07 x 2.29)

Kitchen

9'0" x 8'7" (2.75 x 2.63)

Bedroom 1

10'9" x 10'1" (3.28 x 3.09)

Bedroom 2

10'4" x 10'2" (3.17 x 3.10)

Bedroom 3

10'0" x 9'7" (3.06 x 2.94)

Bathroom

10'0" x 9'7" (3.06 x 2.94)

Important Notice

These particulars are intended only as a guide and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, interested parties must satisfy themselves by inspection, survey and independent enquiries as to the correctness of each statement.

Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets, furnishings or other items. All dimensions, areas and distances quoted are approximate.

Any reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided solely as a guide. No warranty or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.

Information relating to planning permissions, building regulations, rights of way, easements, covenants, public footpaths, access

arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.

