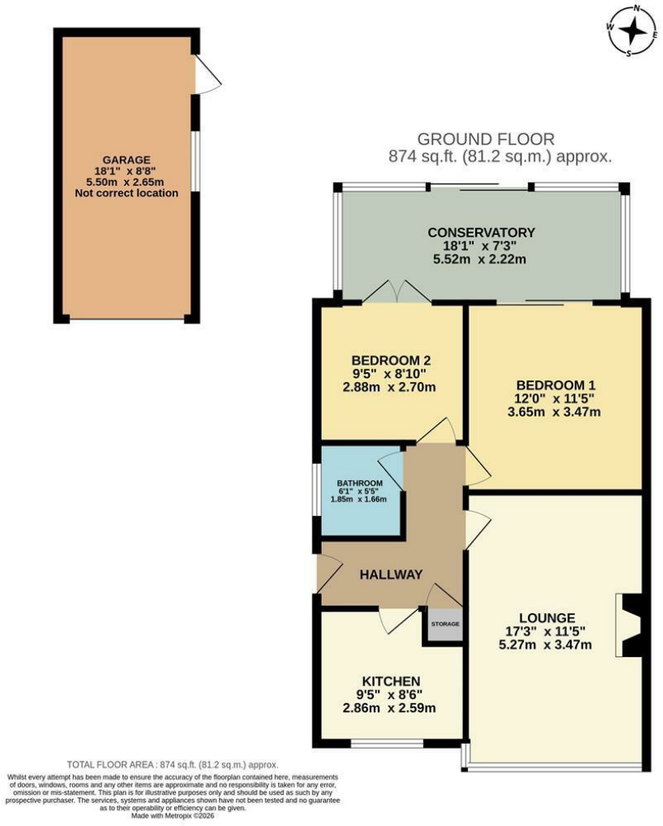

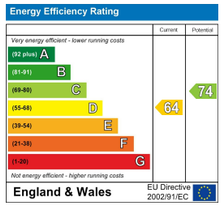

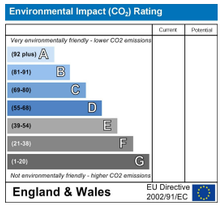

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

104 Lon Y Cyll, Abergele, LL22 7RP
£185,000

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104 Lon Y Cyll, Abergele, LL22 7RP
£185,000

Tenure

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

Property Description
The property is approached via a generous driveway providing off-road parking for multiple vehicles, laid with a mix of hardstanding concrete and paving stones. An additional paved parking bay with brick edging sits alongside a neatly maintained lawn, with a mature shrub. Subtle external lighting fitted into the soffits enhances both kerb appeal and practicality.

A PVC entrance door with double-glazed inserts opens into an L-shaped hallway, finished with wood-effect laminate flooring. The hallway benefits from a useful storage cupboard, which also houses the electrical consumer unit, along with access to the loft space via a ceiling hatch.

The lounge is a well-proportioned and welcoming space, laid with carpeted flooring and enhanced by coved ceilings. A large, south-facing front window allows natural light to flood the room throughout the day, while an ornate mantel frames an electric fire with a stone surround and hearth, creating a pleasant focal point.

The kitchen is presented in a contemporary style, fitted with a range of wall and base units complemented by patterned tiled splashbacks. Integrated appliances include a double gas oven and grill, gas hob and fridge freezer, with a stainless-steel sink and half, along with space and plumbing for a washing machine. The gas boiler is neatly concealed within a cupboard for a streamlined finish.

The main bedroom is a generous double room with carpeted flooring and decorative coved ceilings, offering ample space for a double bed and accompanying bedroom furniture. A double-panel radiator provides warmth, while PVC double-glazed sliding doors open directly into the conservatory, creating a seamless connection to the rear of the property.

Bedroom two is an ample-sized single room that could potentially accommodate a double bed if required. Finished with coved ceilings and carpeted flooring, it also benefits from double PVC glazed doors opening into the conservatory, mirroring the layout of the main bedroom.

The bathroom is fully tiled and fitted with vinyl flooring in a tile-effect finish. It comprises a shower cubicle with sliding doors, a hand wash basin with storage beneath, a WC and a heated towel rail.

Spanning the rear of the property, the conservatory provides a bright and versatile additional reception space, accessible from both bedrooms. It is fitted with power, strip lighting, vertical blinds and a double-panel radiator, making it usable year-round. Sliding double-glazed doors open directly onto the rear garden, offering a pleasant outlook and easy outdoor access.

The rear garden has been designed for low maintenance, predominantly laid with paving stones and complemented by a small lawn area with a flower-bed border. There is ample space for a timber shed, and the north-west facing aspect ensures plenty of sunshine well into the evening.

A single garage completes the property, benefitting from power, a manual up-and-over door and convenient side access from the garden.

The property is ideally located on Lon Y Cyll, just moments from the award-winning Pensarn Beach and its picturesque coastal trails. The nearby market town of Abergele is a short drive away, offering a wide range of amenities including cafés, gastro pubs, a florist and a butcher. Excellent transport links are close at hand, with the No.12 bus route and Abergele & Pensarn train station providing easy access to Rhyl, Llandudno and beyond.

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.

Standard, super fast and ultra fast broadband is available to the property. Source - https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=ll227rp&uprn=100100415752 - as of 05-02-26

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

Lounge
17'3" x 11'4" (5.27 x 3.47)

Kitchen
9'4" x 8'5" (2.86 x 2.59)

Conservatory
18'1" x 7'3" (5.52 x 2.22)

Bedroom 1
11'11" x 11'4" (3.65 x 3.47)

Bedroom 2
9'5" x 8'10" (2.88 x 2.70)

Bathroom
6'0" x 5'5" (1.85 x 1.66)

Garage
18'0" x 8'8" (5.50 x 2.65)

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.