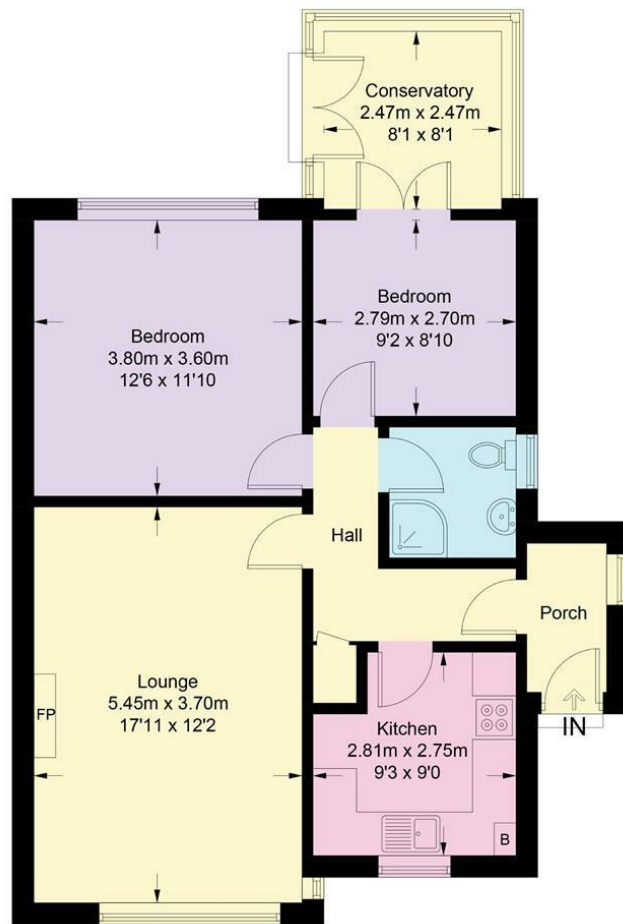




85 Lon Y Cyll, Pensarn Abergele, LL22 7RP

Approximate Gross Internal Area = 69.9 sq m / 752 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. FloorplansUsketch.com © 2025 (ID1220512)

Energy Efficiency Rating	
Current	Potential
7.5	66

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

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.



85 Lon Y Cyll, Abergele, LL22 7RP

£175,000



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£175,000



Tenure

Freehold.

Council Tax

C - Average from 01-04-2025 £2,062.96

Property Description

NO ONWARD CHAIN - Nestled in a peaceful residential setting, this charming detached two-bedroom bungalow offers a delightful blend of comfort, space, and practicality. Perfectly positioned to take full advantage of its south-facing rear garden, the property boasts bright and airy interiors, well-maintained outdoor spaces, and the convenience of off-road parking. Upon entry, a welcoming porch leads into a central hallway that flows seamlessly through the home.

The modern kitchen features sleek white gloss cabinetry, warm wood-effect worktops, and stylish tiled splashbacks. There is ample room for a gas cooker, washing machine, and fridge freezer—ideal for those who enjoy cooking at home. The spacious living room is bathed in natural light and offers a cosy yet open feel, complete with a feature fireplace and generous space for a dining area.

The main bedroom enjoys tranquil views of the garden, while the second bedroom opens directly into the conservatory, providing an ideal spot to relax and unwind all year round. A bright, contemporary shower room includes a corner shower cubicle, WC, and wash hand basin.

Outside, the property is enhanced by a tidy front garden and a small driveway offering private parking. A gated side path leads to the enclosed rear garden, a suntrap haven perfect for gardening enthusiasts or simply enjoying the outdoors in privacy. Additional benefits include gas central heating and double glazing throughout, ensuring year-round comfort.

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

Hallway

Kitchen

9'2" x 9'0" (2.81m x 2.75m)

Living Room

17'10" x 12'1" (5.45m x 3.70m)

Bedroom No: One

12'5" x 11'9" (3.80m x 3.60m)

Bedroom No: Two

9'1" x 8'10" (2.79m x 2.70m)

Conservatory

8'1" x 8'1" (2.47m x 2.47m)

Shower Room

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.

