

7 Glan Y Mor, Abergele, LL22 7NB

£325,000



Tenure

Freehold

Council Tax Band

Band - D - Average from 01-04-2026 £2,472.82

Property Description

The property is approached via an extensive driveway, providing ample parking for multiple vehicles and a leisure vehicle. A block-paved pathway leads towards the front entrance porch, while neatly positioned at the end of the driveway is a timber-built shed, currently used as a small storage and workshop area. A timber gate opens onto a side section of the garden, which enjoys a sunny south-facing aspect and is laid with block paving. This area benefits from multiple additional sheds and a pathway leading through to the larger rear garden. The front garden is laid to a neat lawn, bordered by established flower beds, with the delightful addition of a Christmas tree positioned at the front of the property. External taps and electrical power points are also conveniently located around the property.

Entry is via a uPVC double-glazed door opening into a vestibule porch with tiled flooring. A further glazed timber door leads into the welcoming entrance hall, where attractive Amtico wood-effect flooring is laid in a herringbone pattern and continues through the property, creating a cohesive finish. The loft is accessed via a drop-down ladder and benefits from boarding, shelving and lighting, providing useful additional storage space.

The lounge is a generously proportioned and inviting reception room, featuring coved ceilings, decorative dado rails and an attractive stone-effect fireplace with space for an electric fire. There is ample room to accommodate a variety of freestanding furniture, allowing for comfortable seating and additional occasional furnishings. Pleasant views towards the rear garden enhance the room's welcoming atmosphere, while an open archway connects the lounge to the kitchen/diner.

Sliding doors open from the lounge into a charming conservatory, offering an additional reception space overlooking the garden. Tiled flooring provides a practical finish, while the insulated roof and recessed lighting help create a comfortable environment for year-round use. Double doors open directly onto the rear garden, making this an ideal spot to enjoy the outlook and provide a natural transition between indoor and outdoor living.

The kitchen/diner is also accessible from the entrance hall and offers a practical, sociable space for everyday cooking and dining. Mock timber ceiling beams add character, contrasting with the contemporary high-gloss cabinetry, brushed stainless-steel handles and modern laminated worktops. Matching splashbacks and upstands create a coordinated finish, while brushed stainless-steel electrical sockets complement the overall design. Integrated appliances include a fridge and freezer, alongside a raised-level oven and an induction hob with an extractor hood above. There is additional space for a freestanding dishwasher, while a box bay window allows plenty of natural light to enter the room.

The primary bedroom is positioned towards the far end of the bungalow and enjoys a pleasant outlook over the rear garden. Its generous proportions provide ample space for a double bed, multiple freestanding wardrobes and bedside cabinets, creating a comfortable and practical bedroom.

The second bedroom is another well-proportioned double room, with dual-aspect windows allowing natural light to enter from different directions. A range of

fitted furniture is included, comprising two separate wardrobes, a chest of drawers and bedside cabinets. The attractive Amtico wood-effect flooring continues through this room, maintaining the consistent finish found elsewhere in the property.

The third bedroom is fitted with a comprehensive range of units and incorporates a dedicated workspace, making it particularly well suited to use as a home office or study. There is also the flexibility to accommodate a single bed, offering potential as a guest bedroom or additional sleeping space when required.

The main bathroom showcases a contemporary design, with tiling extending from floor to ceiling. The suite comprises a corner shower cubicle finished with wood-effect composite panelling, a striking roll-top bath, a hand basin with storage beneath, a mirrored vanity cabinet and a WC. A large chrome towel warmer completes the space, combining everyday functionality with an attractive modern finish.

An additional WC provides further convenience for residents and visitors alike. Fully tiled and fitted with a corner WC and a compact space-saving washbasin, this is a useful addition to the property's facilities.

A particularly valuable feature is the garage conversion, completed by the current vendors to create a versatile space for hobbies, crafts or other leisure pursuits. Accessed from the main hallway, the area begins with a useful utility section, offering plumbing and power for washing and drying appliances, alongside additional space for a freestanding fridge freezer. Beyond this, the converted room has been insulated and plastered, with recessed lighting creating a clean, finished appearance. A bay window allows natural light to fill the space, while patio doors open directly onto the side garden. A contemporary anthracite wall-mounted radiator provides heating, and the boiler is neatly concealed within a storage cupboard. This flexible addition could suit a variety of uses, depending on the needs of the next owner.

The south-west-facing rear garden is a lovely outdoor feature, enjoying plenty of sunshine and providing a pleasant setting for relaxing or entertaining. A raised patio offers an ideal spot for outdoor furniture, alfresco dining and family barbecues, while a well-maintained lawn creates an inviting open area. Established flower beds add colour and interest, and the garden is fully enclosed by timber fencing, making it a secure space for children and four-legged family members to enjoy.

Multiple aerial points are installed in the bedrooms and main lounge, providing additional convenience for television and entertainment arrangements.

A particular highlight of this property is its enviable location, tucked away in a secluded position at the end of a quiet cul-de-sac. The award-winning Pentre Mawr Park is just moments away, while the nearby beach and coastal path are also within a short walk. Abergele town centre is equally accessible on foot, providing a wide selection of shops, schools and everyday 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 28-10-26.

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

Lounge

18'5" x 14'10" (5.62 x 4.53)

Conservatory

9'10" x 9'10" (3.00 x 3.00)

Kitchen Diner

18'4" x 8'10" (5.6 x 2.71)

Bedroom 1

14'5" x 9'7" (4.4 x 2.93)

Bedroom 2

10'5" x 9'6" (3.20 x 2.92)

Bedroom 3

10'5" x 7'1" (3.18 x 2.18)

Bathroom

8'2" x 6'4" (2.50 x 1.94)

Reception (Garage conversion)

15'5" x 8'9" (4.72 x 2.68)

Utility

4'5" x 5'0" (1.35 x 1.53)

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.

