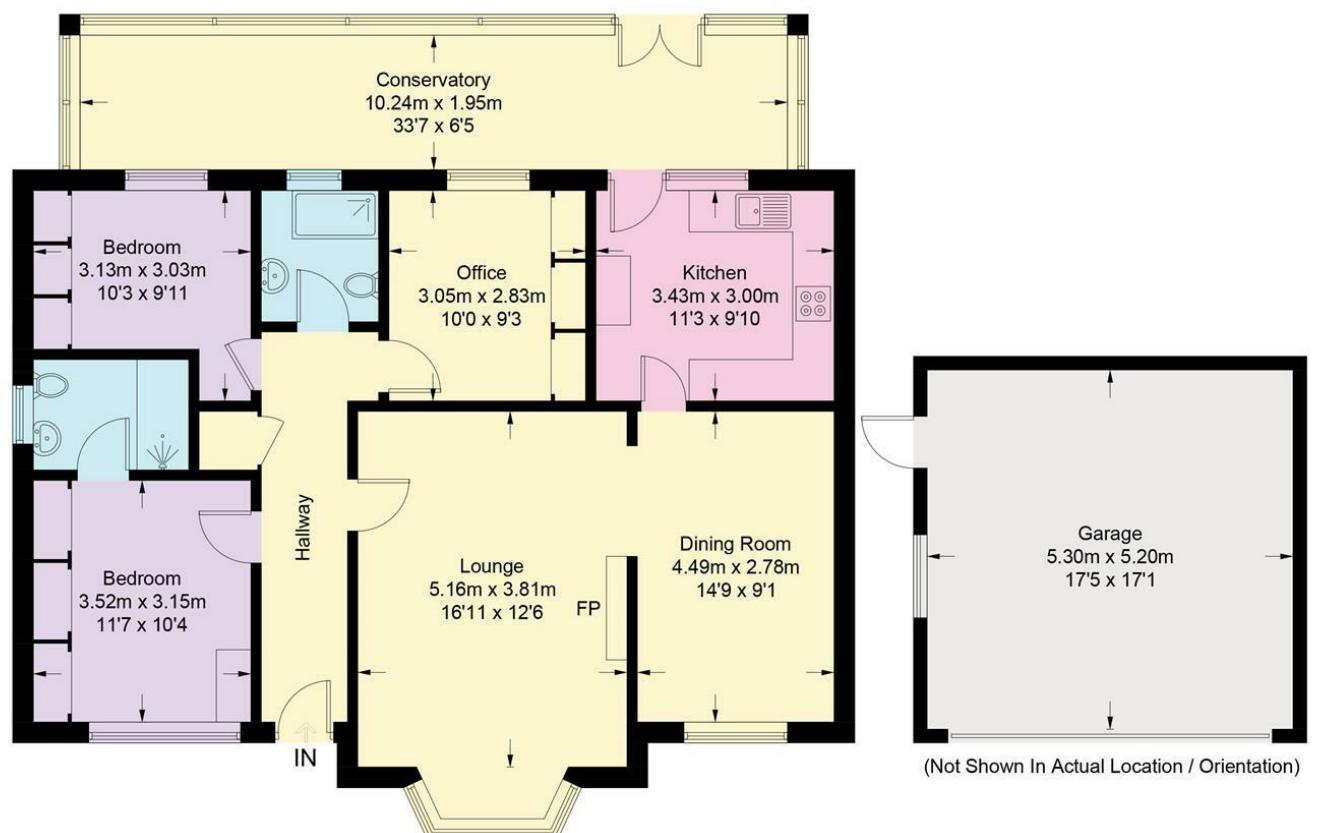


P J B  
Prys Jones & Booth



### 6 Lon Y Wylan, Abergele, LL22 9YJ

Approximate Gross Internal Area = 116.6 sq m / 1255 sq ft  
Garage = 27.6 sq m / 297 sq ft  
Total = 144.2 sq m / 1552 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.

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### 6 Lon Y Wylan, Abergele, LL22 9YJ

**£285,000**

3 bedrooms, 2 bathrooms, 2 reception rooms, C energy rating



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	76	Very environmentally friendly - lower CO <sub>2</sub> emissions (92-91) A	
(81-91) B	69	(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	
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
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.

# 6 Lon Y Wylan, Abergele, LL22 9YJ

**£285,000**



**Tenure**  
Freehold

## Council Tax Band

Band - E - average from 01-04-2025 £2,836.57

## Property Description

The approach to the home is welcoming, with a neatly maintained front garden bordered by box hedging and laid mainly to lawn. A paved pathway leads to an open porch framed by a charming brick arch, while a hardstanding driveway provides off-road parking for two vehicles and access to the double garage.

A PVC front door opens into a central hallway. Here you'll find a linen cupboard housing the floor-mounted Worcester gas central heating boiler, along with access to the loft via a drop-down hatch with timber folding ladder. The loft is three-quarter boarded, providing excellent additional storage.

The lounge is a bright and inviting space, enhanced by a bay window that allows natural light to flood in. Coved ceilings and an decorative timber mantel with stone surround and hearth create a traditional focal point, with an electric fire adding warmth and ambience. There is ample room to accommodate a full range of freestanding lounge furniture, and an open archway leads seamlessly into the dining room.

The dining room mirrors the lounge in its proportions, featuring coved ceilings and a front-facing window that continues the light-filled feel. This versatile space easily accommodates a dining table, chairs and sideboards, making it ideal for family meals or entertaining.

From the dining room, the kitchen is well laid out with a range of wall and base units finished in a timber-effect design, complemented by tiled splashbacks and cushioned flooring. Integrated appliances include an electric oven and four-ring gas hob, with space for a freestanding fridge freezer. A double sink with hose tap adds practicality, while

a PVC door leads directly into the conservatory.

Spanning the full width of the property, the conservatory enjoys a sunny south-facing aspect and provides a delightful additional sitting room overlooking the rear garden. Double doors open onto the garden, creating a seamless connection between indoor and outdoor living.

The principal bedroom is a comfortable double room, fitted with wardrobes extending above the bed and separate integrated drawer units. An en-suite shower room opens from the bedroom, fully tiled and comprising a shower cubicle with folding screen, low-level WC and hand wash basin. While the suite is dated, it remains functional and offers scope for updating.

Bedroom two is another generous double, again benefiting from fitted wardrobes and a chest of drawers. The third bedroom is currently used as a home office, but is well proportioned and could comfortably accommodate a double bed, also featuring fitted storage.

The main bathroom has been partly modernised and includes a contemporary hand wash basin with storage beneath, a walk-in shower cubicle with rainfall shower head and handheld diverter, clear glass screen, towel rails and radiator. The WC remains in a more traditional style, offering further potential for updating.

Externally, the rear garden is predominantly laid to lawn with a paved patio area, ideal for outdoor seating. Mature shrubs line the boundaries, creating a good degree of privacy, while a paved path leads to the double garage. A timber gate provides side access back to the front driveway, completing this well-rounded and appealing home.

## 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](http://www.openreach.com/fibre-checker) - as of 22-1-26

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

## Lounge

16'11" x 12'5" (5.16 x 3.81)

## Dining Room

14'8" x 9'1" (4.49 x 2.78)

## Kitchen

11'3" x 9'10" (3.43 x 3.00)

## Conservatory

33'7" x 6'4" (10.24 x 1.95)

## Bedroom 1

11'6" x 10'4" (3.52 x 3.15)

## Bedroom 2

10'3" x 9'11" (3.13 x 3.03)

## Bedroom 3/Office

10'0" x 9'3" (3.05 x 2.83)

**Double Garage**  
17'4" x 17'0" (5.30 x 5.20)

## 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.

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