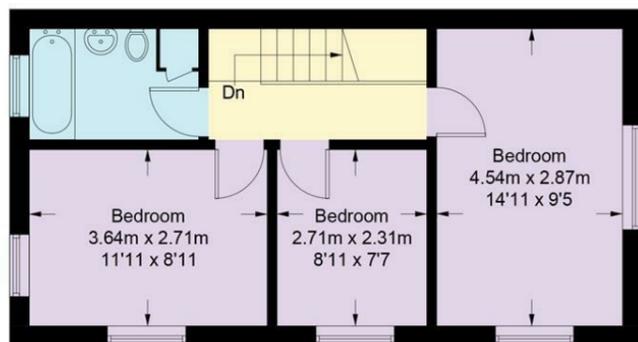


76 Ffordd Y Morfa, Abergele, LL22 7NS

Approximate Gross Internal Area = 95.2 sq m / 1025 sq ft



Ground Floor

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. Fourlabs.co © (ID1282667)



P J B
Prys Jones & Booth

76 Ffordd Y Morfa, Abergele, LL22 7NS

£155,000



Energy Efficiency Rating	
Current	Potential
72	78

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.



76 Ffordd Y Morfa, Abergele, LL22 7NS

£155,000



Tenure
Freehold

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

Property Description

The property is accessed via an open porch leading to a PVC entrance door with double-glazed inserts. Inside, a wide entrance hall, laid with carpeting and featuring a staircase rising to the first floor. An open under-stair storage area offers practical space for coats, shoes or household items.

The lounge is a well-proportioned and inviting room, benefiting from dual-aspect windows that allow natural light to flow throughout the space. A traditional fireplace with timber mantel and stone surround forms the focal point of the room, housing a gas fire which is currently decommissioned but retains its character as a feature.

To the rear of the home, a second reception room offers flexible living space and is currently arranged as an additional lounge. Generous in size, it could equally serve as a formal dining room and enjoys an open connection to the kitchen area. Sliding doors lead directly into the conservatory, extending the living accommodation and providing a pleasant transition to the garden.

The conservatory is a bright and versatile room with views over the rear garden and space for comfortable seating or informal dining. Doors open out to the garden, making it an ideal spot to relax while enjoying the outdoor outlook.

The kitchen is arranged in a practical galley layout and is fitted with shaker-style wall and base units, finished by tiled splashbacks and vinyl flooring. Integrated appliances include an electric oven and four-ring gas hob. The kitchen remains open to the second reception room, creating a sociable atmosphere.

Beyond the kitchen is a useful utility area providing

plumbing and power for a washing machine and tumble dryer. From here there is also access to a convenient ground-floor WC.

Upstairs, the first floor offers three bedrooms. The primary bedroom is a comfortable double with dual-aspect windows allowing plenty of natural light and ample space for freestanding bedroom furniture. The second bedroom is a compact double, also benefiting from dual-aspect windows and suitable space for wardrobes or additional furniture. The third bedroom is a single room that could easily serve as a nursery, study or home office depending on individual needs.

The bathroom currently comprises a cast iron bath, hand wash basin and WC, along with a timber-clad ceiling and a handy linen cupboard for storage. It should be noted that the fittings may contain asbestos, and buyers are advised to undertake appropriate checks as part of the conveyancing process.

Outside, the enclosed rear garden is bordered by secure timber fencing and enjoys a south-west facing aspect, allowing for afternoon and evening sunshine. The garden is mainly laid to lawn with a small paved patio area, ideal for outdoor seating or dining, and also benefits from gated access to the front of the property.

Offering flexible living accommodation and a location that places schools, transport links and the town centre within easy reach, this property represents an excellent opportunity for families, first-time buyers or those seeking a conveniently positioned 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 and broadband is available to the property.
Source - www.openreach.com/fibre-checker - as of 17-3-26

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

Lounge
14'10" x 12'8" (4.54 x 3.87)

Kitchen
11'1" x 5'4" (3.39 x 1.65)

Dining Room
12'0" x 9'6" (3.67 x 2.92)

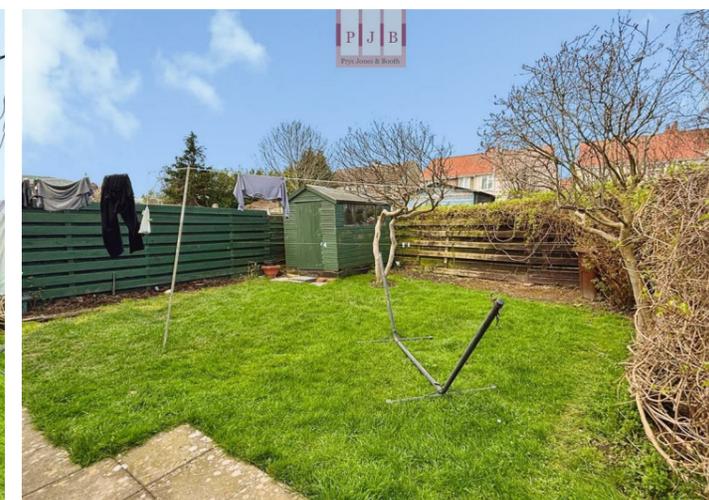
Conservatory
9'8" x 8'5" (2.95 x 2.58)

Utility
7'4" x 6'4" (2.25 x 1.94)

Bedroom 1
14'10" x 9'4" (4.54 x 2.87)

Bedroom 2
11'11" x 8'10" (3.64 x 2.71)

Bedroom 3
8'10" x 7'6" (2.71 x 2.31)



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.