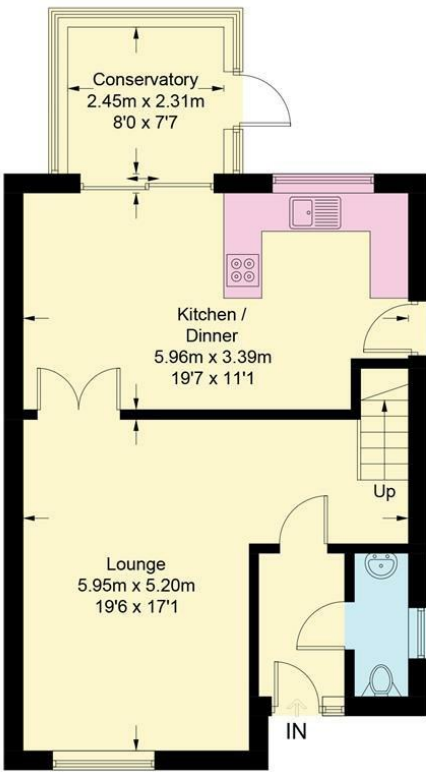


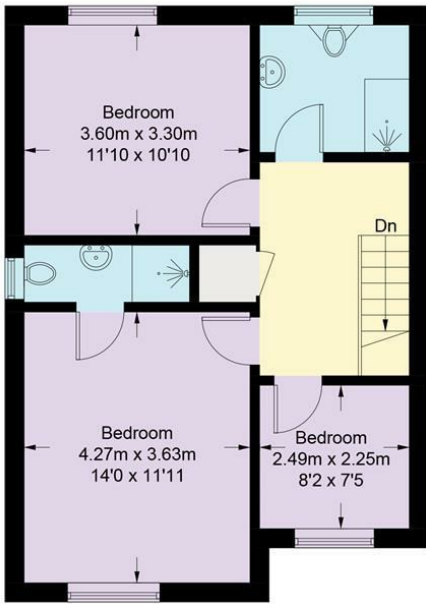


**27 Lon Y Mes, Abergele LL22 7JG**

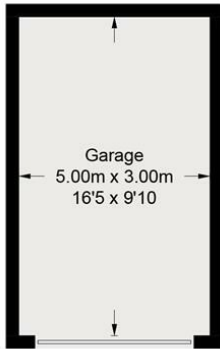
Approximate Gross Internal Area = 108.4 sq m / 1167 sq ft  
Garage = 15.0 sq m / 161 sq ft  
Total = 123.4 sq m / 1328 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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 © (ID1265560)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH  
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com  
www.prysjonesbooth.co.uk



**27 Lon Y Mes, Abergele, LL22 7JG**  
**£300,000**





# 27 Lon Y Mes, Abergele, LL22 7JG

## £300,000



**Tenure**  
Freehold

**Council Tax Band**  
Band - E - Average from 01-04-2025 £2,836.57

**Property Description**  
The frontage is neatly arranged with a well-kept lawn and boxed flowerbeds, while a short flight of steps leads to a contemporary composite front door flanked by glazed side panel. Adjacent to the property is a hardstanding driveway providing off-road parking for two vehicles, alongside a single garage fitted with power and a manual up-and-over door.

Upon entering, the internal vestibule provides a practical space for coats and footwear and offers direct access to a convenient ground-floor WC, fitted with partially tiled walls, a hand wash basin and WC. A timber glazed door then opens into the spacious lounge, a bright and inviting room with ample space for a full range of lounge furniture. A contemporary electric fire with stone surround and hearth forms an attractive focal point, while a large window frames far-reaching views towards the sea and the Clwydian Mountain Range.

Double timber doors lead seamlessly into the modern open-plan kitchen and dining room, laid with stylish wood-effect LVT flooring and enhanced by contemporary LED lighting. The kitchen is fitted with sleek high-gloss, handleless wall and base units and incorporates a range of integrated appliances including a fridge freezer, electric oven, microwave oven/grill, induction hob and integrated washing machine. A modern glass splashback completes the look, while pleasant views overlook the rear garden. The dining area opens into a conservatory, providing an additional versatile reception space ideal for relaxing or entertaining.

The first-floor accommodation is arranged around a bright landing with a window offering west-facing coastal views. From here, access is provided to the loft via a drop-down

hatch with fitted ladder; the central heating boiler is located in the loft with controls housed in the airing cupboard. A useful airing cupboard with shelving is also located on the landing.

The principal bedroom is a generously sized double room, enjoying the same impressive outlook as the lounge and offering ample space for freestanding furniture. This room is complemented by a fully tiled en-suite shower room fitted with a shower cubicle, hand wash basin and WC. Bedroom two is a well-proportioned double room with pleasant views over Coed Y Gopa woodland, while bedroom three is a comfortable single room, ideal as a child's bedroom or home office.

The family bathroom is finished in a contemporary style, featuring marble-effect PVC panelled walls, a modern hand wash basin with storage beneath, WC, chrome heated towel rail and a shower cubicle with sliding screen, rainfall shower head and separate handheld diverter.

The rear garden enjoys a desirable south-westerly aspect, ensuring plenty of sunshine throughout the summer months. Designed over two tiers, the lower level is laid with paving stones, perfect for outdoor seating and potted plants, while the upper tier is finished with stone chippings and offers scope for redesign, such as a decked seating area. A further paved section sits behind the garage, ideal for a clothes dryer. The garden is enclosed by secure timber fencing with gated access to the driveway.

**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.

Both full fibre broadband is available to the property.  
Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 07-01-26

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

**Lounge**  
19'6" x 17'0" (5.95 x 5.20)

**Kitchen/Diner**  
19'6" x 11'1" (5.96 x 3.39)

**Conservatory**  
8'0" x 7'6" (2.45 x 2.31)

**Bedroom 1**  
14'0" x 11'0" (4.27 x 3.36)

**Bedroom 2**  
11'9" x 10'9" (3.60 x 3.30)

**Bedroom 3**  
8'2" x 7'4" (2.49 x 2.25)

**Garage**  
16'4" x 9'10" (5.00 x 3.00)

**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, Kinnel 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.

