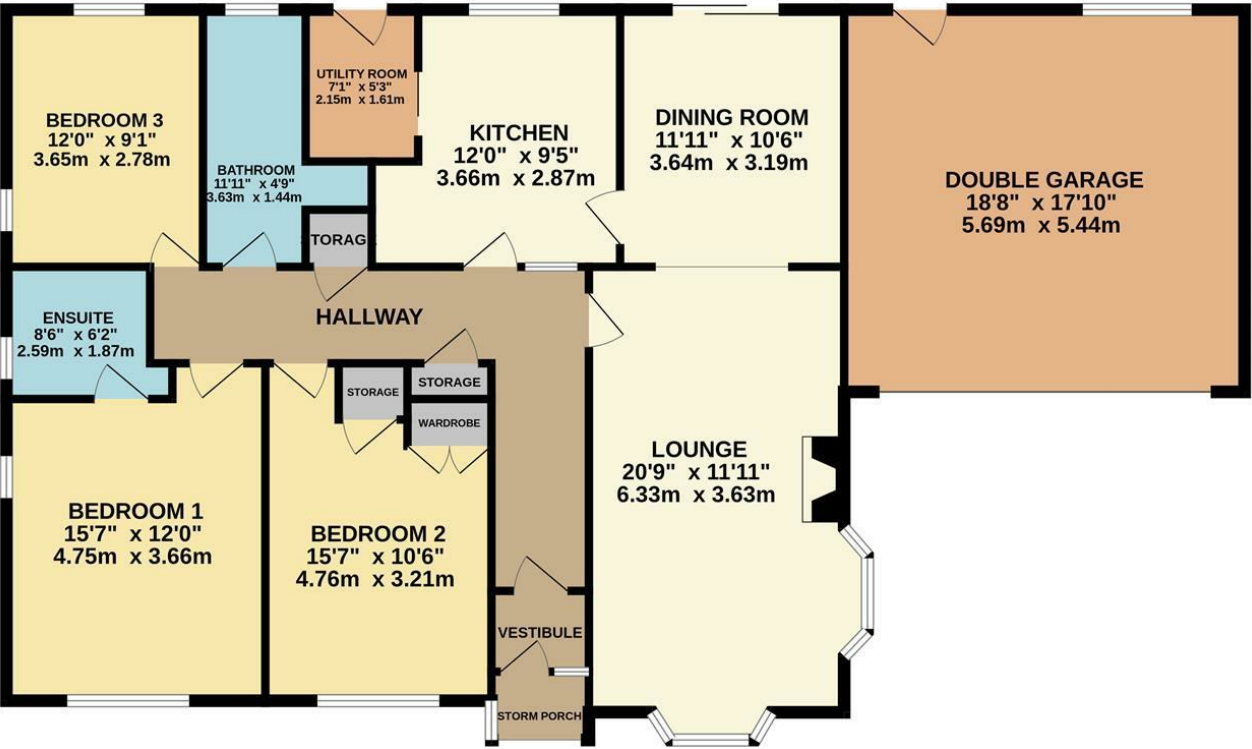




GROUND FLOOR
1603 sq.ft. (149.0 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (149.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	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.

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



7 Lon Llewelyn, Abergele, LL22 7DG
£390,000



7 Lon Llewelyn, Abergele, LL22 7DG

£390,000



Tenure

Freehold

Council Tax Band

Band - E - Average from 01-04-2026 £3,022.34

Property Description

The property is approached via an attractive and colourful frontage, thoughtfully landscaped with established shrubs and well-stocked flower beds edged with brick paving. A low-maintenance slate-chipped garden sits alongside a paved pathway which continues neatly around the side of the property. A generous hardstanding driveway provides ample off-road parking for multiple vehicles and leads to a detached double garage positioned at the end of the drive. A metal gate to the side of the property offers additional access to the rear garden. An open porch with a wind-breaking double glazed panel shelters the entrance, where a composite front door opens into the home.

Inside, the vestibule is neatly presented with carpeted flooring and papered walls, creating a warm welcome before a timber door with glazed inserts and side panel opens into the spacious L-shaped hallway. Coved ceilings and an attractive arched feature add subtle character, while two well-sized storage cupboards provide excellent practicality. Access to the loft is available via a drop-down hatch with ladder, with the loft benefitting from power, insulation, and partial boarding for additional storage.

The lounge is a particularly impressive room, stretching over six metres in length and offering a bright, airy atmosphere enhanced by dual-aspect bay windows that allow natural light to flood in throughout the day. Coved ceilings continue the elegant styling, while a feature fireplace with stone mantel, surround, and hearth incorporating a gas fire creates a welcoming focal point. An open archway flows seamlessly through to the dining room.

The dining room offers a natural extension of the main living space, ideal for both everyday family dining and entertaining guests. Sliding patio doors provide direct access to the rear garden, creating a lovely indoor-outdoor connection, while the layout presents excellent potential for those wishing to reconfigure into a spacious open-plan kitchen diner, subject to preference.

The kitchen is accessible from both the hallway and dining room, offering practicality and versatility. Finished with tiled flooring, it is fitted with a range of contemporary high-gloss wall and base units with brushed steel handles, complemented by laminated worktops extending into matching upstands. A useful larder cupboard with pull-out drawers provides excellent storage, while a composite quartz one-and-a-half sink with drainer enjoys pleasant views over the garden. Integrated Neff appliances include an electric oven and grill with slide-away door, induction hob, extractor hood, and fridge freezer. A sliding door leads into the utility room, which continues the same stylish cabinetry and worktops, offering space for washing appliances and housing the central heating boiler.

All three bedrooms are generously proportioned doubles, a particularly appealing feature of the property.

The primary bedroom is beautifully presented with neatly fitted carpeting, coved ceilings, and dual-aspect windows creating a bright and relaxing atmosphere. There is ample space for a double or king-size bed, bedside tables, and a chest of drawers, while semi-fitted wardrobes are included in the sale. An en-suite shower room is fitted with fully tiled walls and flooring, a large shower cubicle, WC, vanity basin with storage beneath, illuminated mirror, and chrome heated towel rail.

The second bedroom is almost equal in size to the primary room and also benefits from coved ceilings, fitted wardrobes, and an additional built-in storage cupboard complete with hanging rail and shelving.

The third bedroom overlooks the rear garden and offers another spacious and versatile room, equally suited as a guest bedroom, home office, or hobby space. Dual-aspect windows ensure this room is particularly bright and welcoming.

The family bathroom is equally well-appointed, finished with fully tiled walls and flooring and comprising a fitted bath with shower rail, electric shower over, WC, hand basin with storage beneath, and a heated towel rail.

The rear garden is a true highlight of the home and a haven for keen gardeners. Stepping out from the utility room onto a continuation of the brick paving, the garden opens into a neat lawn with a gentle slope creating visual interest and subtle elevation changes. Enjoying a superb south-facing aspect, the garden benefits from sunshine throughout the day and offers excellent privacy, enclosed by timber fencing and not directly overlooked. A rockery area, established flower beds, mature shrubs, and colourful planting create a vibrant and lively outdoor environment. Fruit lovers and keen growers will particularly appreciate the established pear, cooking apple, and plum trees, alongside strawberry plants, a blueberry bush, and planted rhubarb, making this an outdoor space as productive as it is beautiful.

The property occupies a spacious plot with views of Coed Y Gopa wood. The property is conveniently located within walking distance of Abergele town centre offering easy access to a wide range of local shops, gastro pubs, cafes and other local amenities along with easy access to the award-winning Pensarn beach, Coed Y Gopa Woodlands for any keen walkers and is within a short drive of Abergele Golf Club. For those looking to commute along the North Wales Coast the A55 is only a few minutes' drive away!

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 02-05-26

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

Lounge

20'9" x 11'10" (6.33 x 3.63)

Dining Room

11'11" x 10'5" (3.64 x 3.19)

Kitchen

12'0" x 9'4" (3.66 x 2.87)

Utility Room

7'0" x 5'3" (2.15 x 1.61)

Bedroom 1

15'7" x 12'0" (4.75 x 3.66)

En Suite

18'4" x 6'1" (5.59 x 1.87)

Bedroom 2

15'7" x 10'6" (4.76 x 3.21)

Bedroom 3

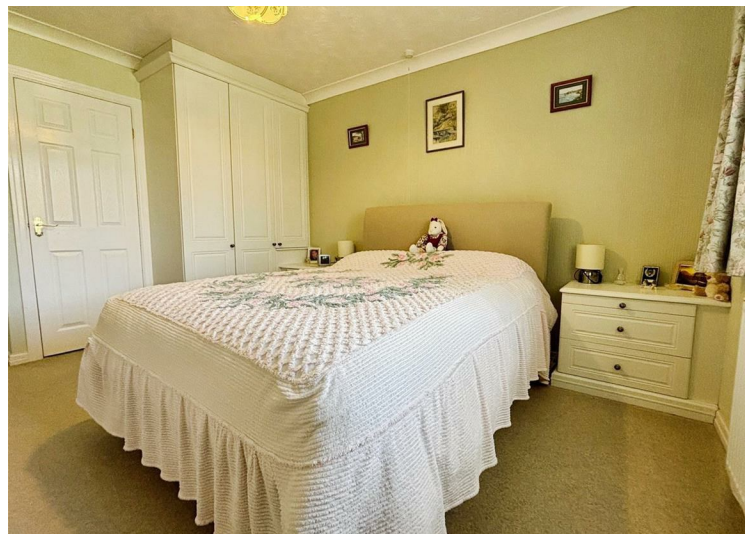
11'11" x 9'1" (3.65 x 2.78)

Bathroom

11'10" x 4'8" (3.63 x 1.44)

Double Garage

18'8" x 17'10" (5.69 x 5.44)



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.

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.