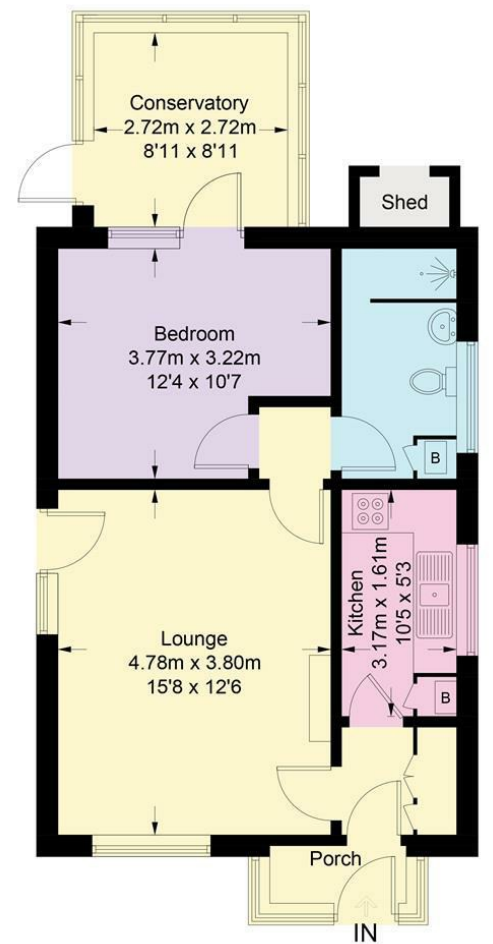


**28 Craig Y Don, Pensarn, LL22 7LR**  
Approximate Gross Internal Area = 55.5 sq m / 597 sq ft



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.  
Fourlabs.co © (ID1280110)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
73 (91-91) <b>A</b>		(92 plus) <b>A</b>	
(61-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



**28 Craig Y Don, Abergele, LL22 7RL**  
**£125,000**



# 28 Craig Y Don, Abergele, LL22 7RL

## £125,000



### Tenure

Freehold

### Council Tax

Band - C - Average from 1-04-2026 2,198.07

### Description

Set behind a concrete pathway framed by slate chippings, with ample space to create off-road parking or additional storage. A practical UPVC porch provides a useful area before opening into the hallway complete with built-in storage.

The generously proportioned lounge allows for natural light from a large front-facing window, creating a bright living space. An electric fire set within a brick surround forms a cosy focal point, whilst an additional door leads directly to the garden via an external ramp, enhancing accessibility and ease of living.

The galley kitchen is fitted with wood laminate base and wall-mounted cabinets, offering plentiful storage and worktop space, alongside room for a cooker, washing appliance and a freestanding fridge freezer.

The bathroom is arranged as a practical wet room, featuring an electric shower, WC and wash hand basin, as well as a useful storage cupboard housing the boiler.

The primary bedroom is spacious enough to comfortably accommodate a double bed and other items of furniture whilst benefitting from multiple electrical sockets for modern convenience. From here, a door leads into a wooden conservatory with its own electrics, offering superb versatility as a workshop, hobby room or additional reception space.

Externally, the rear garden wraps around the property, combining lawned and paved areas to create a manageable yet flexible outdoor setting. Several external storage outbuildings provide further practicality, and dual side access returns you conveniently to the front of the home. This delightful bungalow presents an opportunity for

buyers seeking a property they can personalise and enhance to suit their own vision.

### Lounge

15'8" x 12'5" (4.78m x 3.80m)

### Kitchen

10'4" x 5'2" (3.17m x 1.6m)

### Bedroom

12'4" x 9'10", 72'2" (3.77m x 3,22m)

### Conservatory

8'11" 8'11" (2.72m 2.72m)

### 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 24-2-26

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

### Abergele

Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

### 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.

