

**6 Turnberry Drive, Abergele LL22 7UD**

Approximate Gross Internal Area = 81.3 sq m / 875 sq ft  
Garage = 9.8 sq m / 105 sq ft  
Total = 91.1 sq m / 980 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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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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.

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P J B

Prys Jones & Booth



**6 Turnberry Drive, Abergele, LL22 7UD**

**£235,000**





# 6 Turnberry Drive, Abergele, LL22 7UD

## £235,000



**Tenure**  
Freehold

**Council Tax Band**  
D - Average from 01-04-2025 £2,320.83

**Property Description**  
The property enjoys attractive kerb appeal, with a hardstanding driveway providing off-road parking for multiple vehicles and leading directly to the single garage. The frontage is flanked by a thoughtfully designed, low-maintenance garden laid with stone chippings, neatly dotted with shrubs and a manicured box hedge. The brick and render façade creates a smart and welcoming first impression.

A PVC front door with double-glazed inserts opens into a practical entrance vestibule, complete with grab handle, before a timber glazed door leads through to the main hallway. The hallway is carpeted and fitted with a radiator and a useful storage cupboard housing shelving along with the electric and solar meters. Loft access is also located here, with the loft insulated for energy efficiency.

The lounge is a generously proportioned and inviting space, bathed in natural light from a large south-west facing window that enjoys pleasant woodland views. A small chimney breast with stone mantle and surround houses an electric fire, with a gas point available should a purchaser wish to reinstate a gas feature. Coved ceilings add character, while an alcove provides the perfect nook for a small table and chairs or reading corner.

The kitchen is bright and functional, laid with wood-effect laminate flooring and fitted with a range of wall and base units complemented by wood-effect worktops and tiled splashbacks. There is space for a variety of freestanding appliances, including a washing machine, gas cooker and under-counter fridge and freezer. Dual-aspect windows flood the room with light, and a timber glazed door opens into the spacious garden conservatory.

The conservatory is a particularly appealing feature of the home, offering a versatile additional living space with tiled flooring, power, a radiator and an insulated ceiling beneath a glazed roof, installed by the current vendor. Patio doors lead out to the rear garden, creating a seamless indoor-outdoor connection.

The rear garden has been designed for ease of maintenance, laid with resin and bordered by low-level flower beds. A south-facing element ensures plenty of sunshine, while established fruit hedges including blackcurrant, redcurrant, gooseberry and a plum tree add both charm and practicality. There is ample space for potted plants, a timber gate providing access back onto the driveway, and direct access into the garage via a side door. The garage itself benefits from power, a manual up-and-over door and a recently replaced roof.

Bedroom one is a spacious double room with ample space for freestanding wardrobes and bedroom furniture, and it overlooks the conservatory. A built-in storage cupboard houses the gas central heating boiler. Bedroom two is a bright and flexible room, capable of accommodating a double bed but equally well suited as a single bedroom or home office, enjoying pleasant woodland views and plenty of space for additional furniture.

The bathroom is fitted with a walk-in shower cubicle with pvc paneling, hand wash basin and WC, complemented by fully tiled walls and practical vinyl flooring, offering a clean and easy-to-maintain space.

The property further benefits from owned solar panels, offering an attractive feed-in tariff (7.39 P/KWH), gas central heating, double glazing throughout and an insulated loft. With its excellent location, thoughtful layout and low-maintenance appeal, this bungalow is a superb opportunity not to be missed.

Abergele town offers an excellent range of amenities including a supermarket, butcher, florist, post office, cafés and popular gastro pubs, while Pentre Mawr Parc and

Pensarn beach are just a short stroll away. The A55 North Wales Expressway is also easily accessible, providing excellent transport links along the coast and beyond.

**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 copper broadband is available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 27-1-26

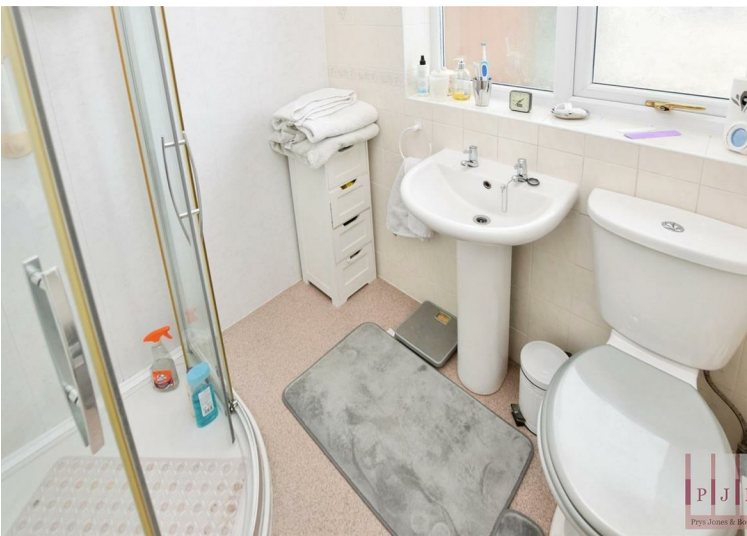
PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

**Lounge**  
14'10" x 12'3" (4.53 x 3.74)

**Kitchen**  
10'7" x 9'9" (3.25 x 2.98)

**Conservatory**  
13'0" x 9'5" (3.97 x 2.89)

**Bedroom 1**  
13'8" x 12'1" (4.18 x 3.69)



**Bedroom 2**  
10'5" x 9'8" (3.19 x 2.97)

**Garage**  
12'0" x 8'11" (3.67 x 2.72)

**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.

