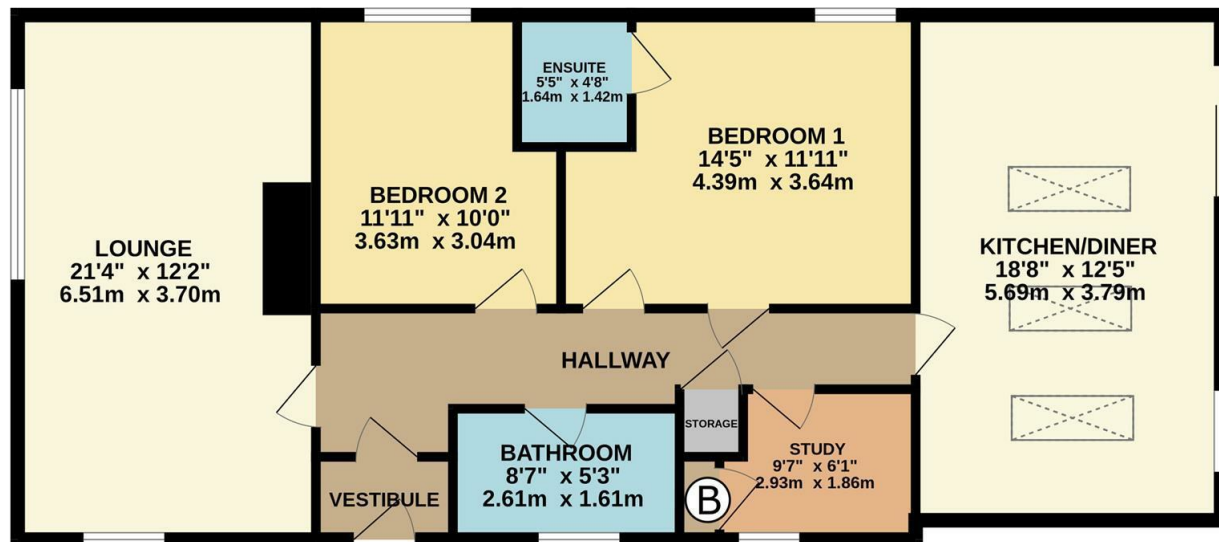


GROUND FLOOR  
1022 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (95.0 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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**20 Sunningdale, Abergele, LL22 7UB**  
**Offers in the region of £310,000**



| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 69                       | 76        | B  | 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.



# 20 Sunningdale, Abergele, LL22 7UB

## Offers in the region of £310,000



**Tenure**  
Freehold

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

### Property Description

Approached via a generous hardstanding driveway providing off-road parking for multiple vehicles, the property enjoys excellent kerb appeal. A neatly kept front lawn is bordered by young shrubs and a flowerbed, while an additional parking bay has been created for added convenience. The driveway leads to a single garage fitted with power and a manual up-and-over door, offering excellent storage options, and an external electrical socket adds further practicality.

A PVC front door opens into a welcoming vestibule which leads through to a spacious central hallway laid with stylish wood-effect laminate flooring. From here, a useful storage cupboard houses plumbing for a washing appliance, while a pull-down ladder provides access to the partially boarded loft.

The lounge spans the full width of the property and is filled with natural light thanks to dual-aspect windows. From here, there are delightful glimpses towards Coed Y Gopa woodland and Gwrych Castle. A multi-fuel burning stove set on a solid stone hearth creates a cosy focal point, complemented by coved ceilings and modern shutter blinds.

The true showpiece of the home is the impressive open-plan kitchen, living and dining room, created by an extension to the original bungalow. Finished with elegant timber parquet flooring, the kitchen is fitted with sleek high-gloss cabinetry and a wealth of clever storage solutions, including a Blum space tower cupboard, a "magic" base drawer and a concealed bin store. Integrated appliances include an electric oven, a combination oven/grill/microwave, a halogen hob with extractor, and a Franke sink, with space for a freestanding fridge freezer and compact wine fridge.

Three skylights flood the room with natural light, while patio doors open directly onto the rear garden, making this a perfect space for entertaining or relaxed everyday living.

The primary bedroom is a generous double, comfortably accommodating a king-size bed and additional furniture. A recently installed double-glazed window enhances the light, while the room benefits from a contemporary en-suite shower room fitted with a large shower cubicle, electric shower, WC and a hand wash basin with storage beneath.

The second bedroom is also well-proportioned, offering ample space for a double or king-size bed, bedside tables and freestanding wardrobes.

A cleverly reconfigured layout has allowed the vendors to create a useful study or home office, which could also accommodate a pull-out guest bed. The central heating boiler is discreetly housed within a cupboard.

The main bathroom has been modernised to a high standard, featuring marble-effect tiling, a generous bath with waterfall tap and handheld diverter, and a large walk-in shower with electric shower and easy-clean panelling. The WC and basin are neatly incorporated into a vanity unit with storage, and a chrome heated towel rail completes the space.

Outside, the rear garden is accessed via sliding patio doors from the dining area, leading down to a series of well-defined outdoor spaces. A paved patio provides an ideal spot for outdoor seating, while a large artificial lawn offers year-round ease of maintenance. To the rear is a further hardstanding patio area, perfect for a shed or greenhouse, with gated access to the wooded area beyond. A standalone conservatory positioned behind the garage offers a peaceful retreat—ideal for enjoying a morning coffee while overlooking the garden.

Situated on Sunningdale, a highly regarded and level residential area, the property is within easy walking distance of Abergele town centre, local shops, Pentre Mawr

Parc, the beach and medical centre, making this an exceptional opportunity for those seeking both comfort and convenience.

### 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 07-1-26

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

### Lounge

21'4" x 12'1" (6.51 x 3.70)

### Kitchen Diner

18'8" x 12'5" (5.69 x 3.79)

### Bedroom 1

14'4" max x 11'11" max (4.39 max x 3.64 max)

### Bedroom 2

11'0" max x 9'11" max (3.36 max x 3.04 max)



### Study

9'7" max x 6'1" max (2.93 max x 1.86 max)

### Bathroom

8'6" x 5'3" (2.61 x 1.61)

### 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.

