



Ground Floor
Approx. 89.3 sq. metres (961.3 sq. feet)



Total area: approx. 89.3 sq. metres (961.3 sq. feet)

38 Turnberry Drive, Abergele, LL22 7UD
Offers in excess of £240,000



Energy Efficiency Rating	
Current	Potential
78	66

Environmental Impact (CO ₂) Rating	
Current	Potential
A	B

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.



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Tenure
Freehold.

Council Tax
Tax band D. Average from 01.04.2025
£2,320.83

property Description
A spacious detached two double bed roomed bungalow situated on a flat and within walking distance of the beach and town centre.

On approaching the property there is a slabbed drive with ample parking which leads to the garage with up and over door power points, lighting and pedestrian side access to the rear garden.
To the front of the property there a garden area with gravel and waste slate and matured bushes. There is access to the back of the property on both side. The back garden is enclosed and backs onto a park area, a gate from the rear garden leads onto this. There is a workshop with power supply.

On entering the property there you are welcomed by a useful porch area which opens to the hallway. spacious lounge with double aspect overlooks the front garden. The kitchen is modern with a range of fitted wall and base units along with an engineered oak floor and this open onto the conservatory overlooking the garden. A spacious shower room with walk in shower cubicle and rain shower. Vanity unit with

storage, wash hand basin and WC. The master bedroom is to the back of the property and has fitted wardrobes with part mirrored sliding doors. The second bedroom is a smaller double with a small built in cupboard. The loft is partly boarded and has a light, it is accessed via a loft hatch with a pull down ladder in the hallway.

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.

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

Entrance Porch

Entrance Hall

Living Room
17'6" x 12'1" (5.35m x 3.70m)

Kitchen
9'9" x 8'11" (2.99m x 2.72m)

Conservatory
10'0" x 9'0" (3.07m x 2.75m)

Bedroom No: One
12'10" x 11'0" (3.92m x 3.63m)

Bedroom No: Two
11'10" x 9'11" (3.63m x 3.03)

Shower Room

Prys Jones & Booth
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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

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