



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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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## 8 Sunray Avenue, Abergele, LL22 9AG

### Offers in excess of £220,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	84	A	A
47	84	B	A
		C	A
		D	A
		E	A
		F	A
		G	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.



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### Tenure

Freehold

### Council Tax Band

Band - C - Average from 01-04-2026 £2,198.07

### Property Description

A PVC double-glazed entrance door with adjoining side panels opens into a porch featuring tiled flooring inset with stone detailing. A useful cupboard conceals the gas central heating boiler, keeping the space neat and practical. From here, a timber glazed door leads into the internal hallway, where contemporary tiled-effect laminate flooring flows seamlessly through to the kitchen. A compact staircase rises to the loft space, with useful storage created beneath.

The main lounge is an impressive extended living space, beautifully styled in modern tones and enhanced by coved ceilings. A prominent chimney breast houses a log-burning stove set upon a slate-effect hearth, creating a cosy focal point. Flowing naturally from the lounge is an additional reception area formed by the extension, a wonderfully bright space complete with skylight and uninterrupted views across the rear garden, open farmland and rolling hillside beyond.

The kitchen is open to the hallway and fitted with a range of shaker-style wall and base units, complemented by tiled splashbacks and laminated worktops. There is space for a large range cooker, while integrated appliances include a slimline dishwasher and fridge freezer. A breakfast bar provides an informal dining area, perfect for morning coffee or casual meals.

The primary bedroom is positioned to the front of the property, comfortably accommodating a double bed with bedside tables. A bay window allows natural light to flood the room, while coved ceilings add character. Bedroom two is a well-proportioned single room, currently arranged with bunk beds, yet versatile enough to accommodate a small double if desired.

The bathroom has been modernised with a fully tiled design incorporating patterned feature tiles. It comprises a hand wash basin, WC and a Jacuzzi bath with rainfall showerhead and separate handheld diverter, offering both practicality and a touch of indulgence.

The loft has been converted to create a multifunctional additional space, currently used as a hobby or office area. Patio doors have been fitted into the gable end to maximise the spectacular elevated views beyond the garden, filling the space with natural light. We are advised by the vendors that building regulation sign-off was not obtained for the loft conversion, and prospective purchasers should undertake their own legal and regulatory checks prior to exchange of contracts.

Externally, the south-facing rear garden has been thoughtfully landscaped into three distinct zones. Immediately adjoining the property is a generous paved patio — ideal for outdoor dining and entertaining. Beyond this lies a low-maintenance lawn bordered by established flowerbeds, providing a safe and attractive area for children or pets. To the rear, a stone-chipped seating area and tiled patio fully embrace the open countryside views, creating a peaceful retreat.

A side door leads into the single garage, where the original manual door has been replaced with dual patio doors, offering further flexibility of use. In addition, a timber garden room complete with power and lighting has been installed, making an excellent home office or studio space.

Since purchasing the property, the current owners have undertaken extensive upgrades, including a new kitchen and bathroom, installation of the garden room, redecoration throughout, a new central heating system and boiler, updated electrics, landscaping of the rear garden and a new roof to the garage — ensuring the home is ready for immediate enjoyment.

This is a rare opportunity to acquire a well-appointed bungalow with exceptional views, generous outdoor space and no onward chain.

### 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 19-2-26

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

### Lounge

11'10" x 10'10" (3.63 x 3.32)

### Reception Room

17'5" x 10'5" (5.33 x 3.19)

### Kitchen

15'11" x 8'11" (4.87 x 2.74)

### Bedroom 1

10'11" x 9'8" (3.33 x 2.97)

### Bedroom 2

9'1" x 8'4" (2.78 x 2.56)

### Bathroom

7'6" x 5'4" (2.31 x 1.65)

### Loft Room

15'7" x 9'8" (4.77 x 2.97)

### Garage

15'5" x 9'4" (4.70 x 2.86)

### Garden Room

9'7" x 9'6" (2.94 x 2.91)

### 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, 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.

