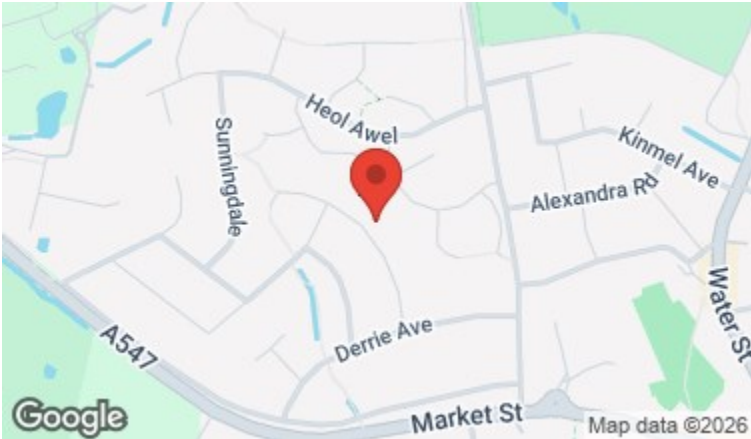




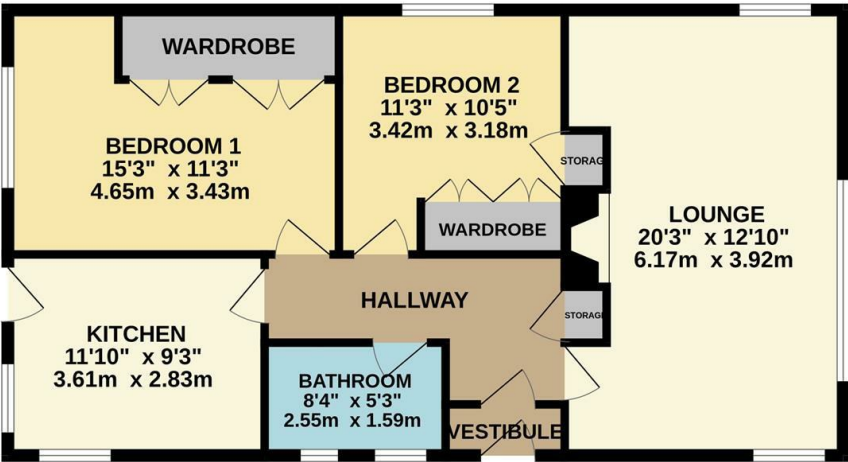
P J B
Prys Jones & Booth



GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



GARDEN ROOM
15'4" x 6'10"
4.67m x 2.09m



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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24 Turnberry Drive, Abergele, LL22 7UD
£250,000



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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24 Turnberry Drive, Abergele, LL22 7UD

£250,000



Tenure
Freehold

Council Tax Band
Band - D - Average from 01-04-26 £2,472.82

Property Description
The property is approached via an extensive hardstanding driveway, providing ample off-road parking for multiple vehicles. The front garden has been designed with ease of upkeep in mind, laid with stone chippings and established shrubs that add texture and colour. The exterior is finished with a combination of brick and render, complemented by PVC soffits, fascias, and verge boards, while gated access at the side leads through to the rear garden.

A PVC entrance door with double glazed inserts opens into a welcoming vestibule, where an exposed brick wall introduces a touch of character. The consumer unit for the solar panels is also neatly positioned here. A timber door with glazed panels leads through into the main hallway.

The hallway is spacious and practical, laid with carpet and offering a useful storage cupboard. Access to the loft is provided via a hatch with a drop-down ladder, and the loft itself is boarded and fitted with lighting, offering excellent additional storage potential.

Spanning the full width of the property, the lounge is a wonderfully light and airy space, enhanced by coved ceilings and dual-aspect windows. A large picture window frames the outlook and allows natural light to pour in, while there is ample room for both seating and dining areas, creating a sociable and versatile living environment. A gas fire set within a chimney breast, complete with a timber surround and stone hearth, provides a warm and inviting focal point.

The kitchen is well-appointed and functional, featuring cushioned flooring and a range of shaker-style wall and base units in a wood-effect finish, complemented by tiled splashbacks. Integrated appliances include an electric oven and gas hob, while there is space for under-counter fridge and freezer units, along with plumbing for a washing machine. Dual-aspect windows keep the space bright, and a PVC door provides direct access to the rear garden.

Both bedrooms are generously proportioned doubles. The primary bedroom enjoys a pleasant outlook over the rear garden and benefits from a range of modern fitted wardrobes with hanging rails, matching fitted drawers, and coordinating bedside cabinets, all of which are included in the sale. The second bedroom is equally well-sized and features fitted wardrobes with additional overhead storage, along with a further built-in cupboard and space for freestanding furniture.

The bathroom has been stylishly upgraded by the current owner, finished with contemporary fully tiled walls and flooring. It features a large walk-in shower enclosure with a low-level threshold, glass screen, rainfall showerhead, and separate handheld attachment. A floating wash basin with storage drawers beneath, a modern WC, and a contemporary radiator with towel spaces complete the space, while a PVC-clad ceiling and dual frosted windows enhance both practicality and light.

The rear garden has been thoughtfully designed for low maintenance, with a combination of sandstone paving, pathways, and stone-chipped areas, alongside a small section of artificial lawn. Established planting and Leylandii hedging to the rear provide a good degree of privacy. There is space for a timber shed, and two sandstone steps lead down from the back door into the garden.

A standout feature is the impressive garden room, constructed from a combination of PVC and timber and fully insulated for year-round use. Currently utilised as a home office, this versatile space could easily serve as a studio, craft room, or additional reception area. It is finished with plastered walls and herringbone-patterned vinyl flooring, with tri-folding doors opening onto the garden and allowing natural light to flood in.

Further benefits include gas central heating via a combi boiler located in the kitchen, double glazing throughout, and solar panels which are owned outright and benefit from a 12p per kWh feed-in tariff, enhancing the home’s energy efficiency and long-term running costs.

Abergele town centre is within walking distance giving easy access to 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 broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 22-4-26

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

Lounge
20'2" x 12'10" (6.17 x 3.92)

Kitchen
11'10" x 9'3" (3.61 x 2.83)

Bedroom 1
15'3" x 11'3" (4.65 x 3.43)

Bedroom 2
11'2" x 10'5" (3.42 x 3.18)



Bathroom
8'4" x 5'2" (2.55 x 1.59)

Garden Room
15'3" x 6'10" (4.67 x 2.09)

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.

