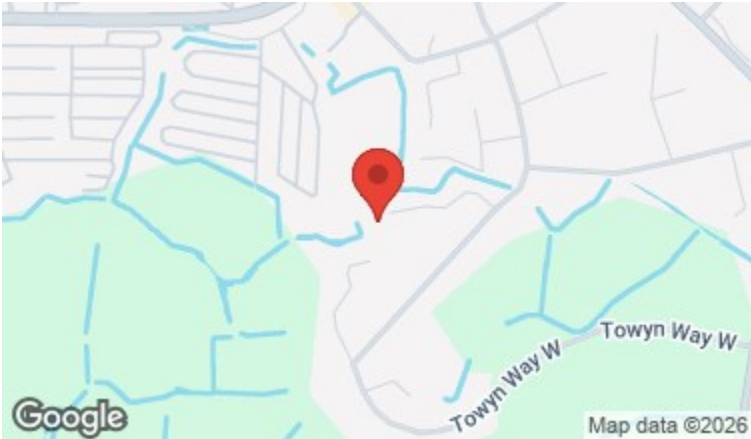




18 Summer Court, Abergele, LL22 9LH
£300,000



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.



18 Summer Court, Abergele, LL22 9LH

£300,000



Tenure

Freehold

Council Tax Band

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

Property Description

The property's kerb appeal is immediately evident upon arrival. A neat frontage combines a section of low-maintenance artificial turf with a generous brick-paved driveway providing ample off-road parking for multiple vehicles. The driveway leads to a single garage fitted with an electric roller door, while a timber gate offers practical access directly into the rear garden.

A matching brick-paved pathway leads to the composite double-glazed entrance door, opening into a welcoming hallway finished with attractive wooden flooring that flows cohesively throughout much of the home. Stylish oak strip-panel internal doors are a recurring design feature, enhancing the contemporary finish, while two useful cloakroom and storage cupboards provide excellent practical space for coats, shoes, and household essentials.

The lounge is a bright and inviting reception room, flooded with natural light and beautifully decorated in tasteful neutral tones to create a calm and welcoming atmosphere. A charming false chimney breast forms an attractive focal point, housing a contemporary electric fireplace with realistic log-burning and flame effects. Coved ceilings add a subtle touch of elegance and complete this comfortable living space.

Positioned to the rear of the property, the open-plan kitchen dining room is undoubtedly one of the home's standout features. Fitted with a stylish range of contemporary matte-finish wall and base units, the kitchen is complemented by tiled splashbacks and offers a practical yet sleek design. Integrated appliances include a stainless steel one-and-a-half sink with drainer, dual ovens with grill function, four-ring electric induction hob, dishwasher, and washing machine. There is ample space for a dining table and chairs, making this an excellent social hub for both casual family dining and entertaining guests. The gas central heating boiler is neatly concealed within a cupboard, maintaining the streamlined finish. Patio doors open directly from the dining area onto the

rear garden, while an adjacent single door provides additional garden access. The loft hatch with drop-down ladder is also located within the dining area, with the loft being partially boarded for useful storage.

The principal bedroom is a spacious double room enjoying a pleasant outlook over the rear garden, enhancing its peaceful and restful feel. There is ample space for a range of freestanding bedroom furniture including bedside cabinets and a chest of drawers, alongside contemporary fitted wardrobes finished with sleek tempered glass doors.

Conveniently positioned off the principal bedroom is a partially tiled en-suite shower room, fitted with a bifold shower cubicle with electric shower, wash hand basin, WC, and chrome heated towel rail.

The second bedroom is located to the front of the property and is another generously proportioned double room. Offering ample space for freestanding furnishings, it also benefits from the same stylish contemporary fitted wardrobes as the principal bedroom, creating excellent built-in storage.

The main bathroom has been modernised to a high standard and is fully tiled from floor to ceiling for a sleek and contemporary finish. Glossy fitted cabinetry incorporates the wash basin and WC, whilst also providing useful concealed storage. A fitted bath includes a handheld shower attachment fed from a mixer tap, while recessed lighting and a heated towel rail complete the room.

Externally, the rear garden has been thoughtfully designed to continue the home's low-maintenance appeal while remaining visually attractive and functional. Benefitting from a sunny south-west facing aspect, the garden enjoys sunshine throughout the day and well into the evening. Brick paving extends seamlessly from the driveway into the rear garden, creating a patio ideal for outdoor seating and entertaining. A section of artificial turf introduces greenery without the upkeep, complemented by a beautifully maintained flower bed filled with established planting. To the rear, a slightly raised planted bed adds further colour and texture throughout the seasons. The garden is enclosed by timber fencing for privacy and security, with side door access available directly into the garage.

Summer Court is a peaceful and well-regarded cul-de-sac situated on the outskirts of Towyn, surrounded by similarly attractive homes. The town centre is within comfortable walking distance and offers a range of local amenities, shops, and convenient public transport links, making this an ideal location for those seeking both tranquillity and accessibility.

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 19-05-2026

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

Lounge

14'11" x 14'7" (4.55 x 4.45)

Kitchen Diner

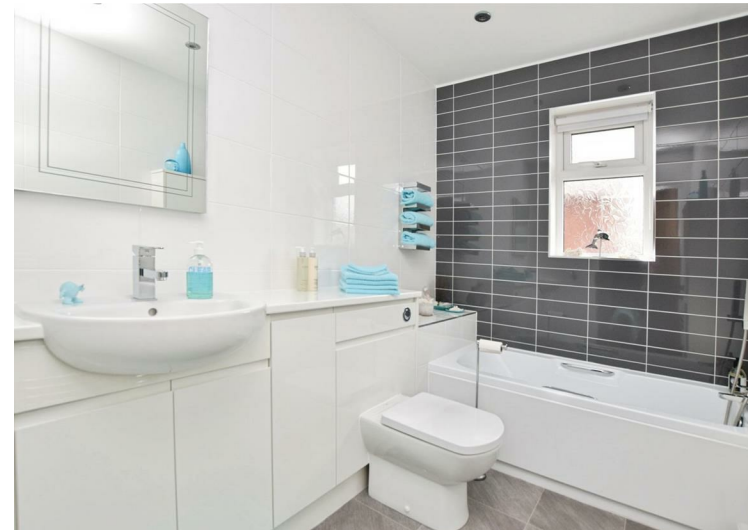
18'11" x 13'4" (5.77 x 4.08)

Bedroom 1

14'3" x 10'9" (4.35 x 3.28)

En-Suite

7'6" x 2'11" (2.30 x 0.89)



Bedroom 2

10'8" x 10'1" (3.27 x 3.08)

Bathroom

7'11" x 5'11" (2.43 x 1.81)

Garage

18'4" x 8'10" (5.61 x 2.71)

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.

