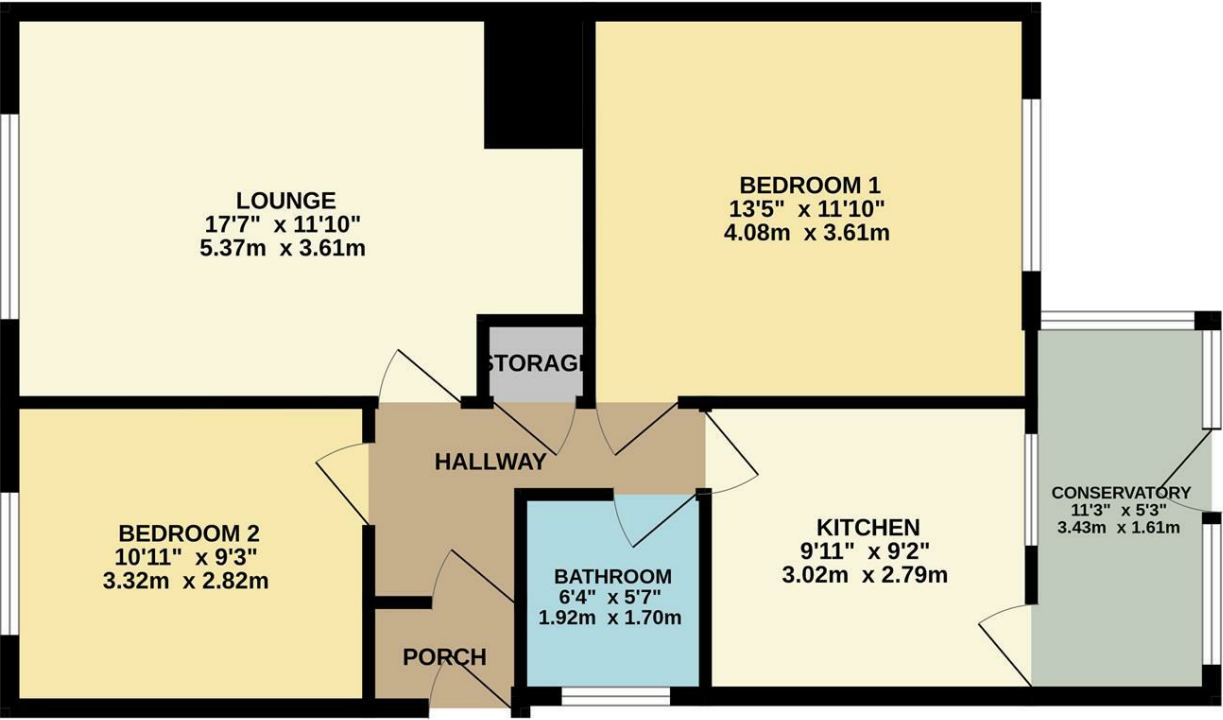




P J B
Prys Jones & Booth



GROUND FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.1 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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5 Turnberry Drive, Abergele, LL22 7UD
£170,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	51

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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www.prysjonesbooth.co.uk



5 Turnberry Drive, Abergele, LL22 7UD

£170,000



Tenure
Freehold

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

Property Description
Approaching the property, you are greeted by a hardstanding driveway bordered by concrete paving and established shrubs, creating a low-maintenance frontage. A UPVC entrance door opens into a practical porch before leading through a second internal door into a spacious L-shaped hallway. Fitted with electric storage heaters, the hallway also benefits from a useful storage cupboard and loft access, providing excellent practicality.

The lounge is bright and welcoming, with a large, double-glazed window allowing natural light to flood the room. Generous in size, it offers ample space for a variety of furniture layouts, while the attractive alcoves add character and functionality. A traditional gas fire, set upon a marble-effect hearth, creates a cosy focal point.

The kitchen is well-proportioned and fitted with a range of wood-effect wall and base units, offering plenty of storage and workspace. There is space for a freestanding cooker and fridge freezer, while two windows fill the room with natural light. A door leads directly into the conservatory, extending the living accommodation and providing a versatile additional reception space.

Constructed with a brick base and enjoying views over the rear garden, the conservatory offers endless possibilities. Currently an ideal dining room, it could equally serve as a relaxing garden room or hobby space, with a UPVC door opening directly onto the patio and garden beyond.

The principal bedroom is a spacious and comfortable retreat, easily accommodating a double or king-size bed while benefiting from a wall of fitted wooden wardrobes that provide excellent storage. The second bedroom is another generous room, equally suited as a double bedroom, guest

room, or home office, offering flexibility to suit a variety of lifestyles.

The bathroom comprises a shower cubicle, WC, and wash hand basin. Finished with wood panelling, carpeted flooring, and tiled walls within the shower enclosure, it provides a practical space with scope for modernisation if desired.

Outside, the generous west-facing rear garden is a wonderful feature of the property, enjoying sunshine well into the afternoon and evening. A combination of paved and lawned areas creates plenty of space for relaxing, gardening, or entertaining, while high timber fencing provides a good degree of privacy. Completing the outdoor space is a detached garage, ideal for storage or workshop.

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 30-7-26

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

Lounge
17'7" x 11'10" (5.37m x 3.61m)

Kitchen
9'10" x 11'10" (3.02m x 3.61m)

Conservatory
11'3" x 5'3" (3.43m x 1.61m)

Bedroom 1
13'4" x 11'10" (4.08m x 3.61m)

Bedroom 2
10'10" x 9'3" (3.32m x 2.82m)

Bathroom
6'3" x 5'6" (1.92m x 1.70m)

Abergele
Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town



also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

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.

