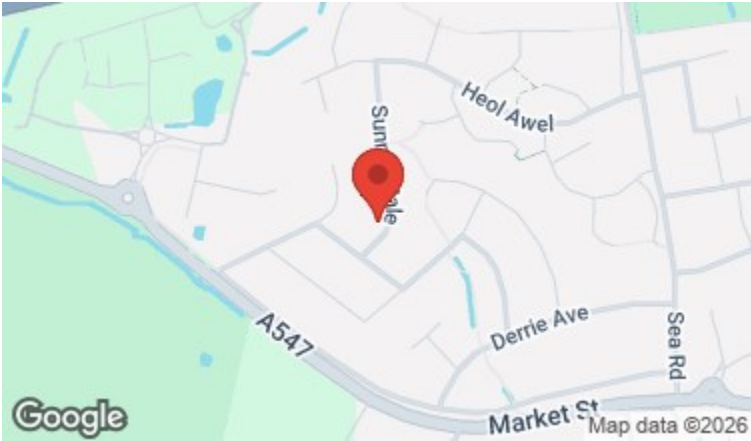




TOTAL FLOOR AREA: 753 sq.ft. (69.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.  
Made with Metropix C2025

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-10) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-10) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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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P J B

Prys Jones & Booth



### 3 Sunningdale, Abergele, LL22 7UB

£215,000



# 3 Sunningdale, Abergele, LL22 7UB

## £215,000



**Tenure**  
Freehold

**Council Tax Band**  
Band - C - Average from 01-04-2025 £2,062.96

**Property Description**  
From the outset, this home exudes curb appeal, with a neat lawn bordered by vibrant flowerbeds and mature planting. The driveway provides off-road parking for multiple vehicles, featuring both hardstanding and stone-chipped areas, and leads to a single garage complete with power, plumbing for a washing appliance, and a ceramic sink. There's also direct access from the garage to the rear garden.

A paved step leads to the composite front door with glazed inserts, opening into a welcoming hallway laid with wood-effect laminate flooring — a theme that flows stylishly throughout. The hall features a handy open arch leading to a large storage cupboard with coat hooks and shelving, providing an organised and practical entrance space.

The property's layout has been cleverly reimagined to maximise flow and functionality. What was once the lounge now serves as a spacious double bedroom, featuring decorative coved ceilings and a walk-in wardrobe/dressing room fitted with hanging rails and shelving. The second bedroom is also generously sized, comfortably accommodating a double bed and furniture, both rooms enjoying pleasant front-facing views.

At the heart of the home lies a stunning open-plan kitchen, living, and dining area — a transformation that gives this bungalow its unique contemporary character. The kitchen is fitted with bespoke high-gloss handleless cabinetry, complemented by sleek slate-effect worktops that extend to form a breakfast bar for casual dining. Integrated appliances include a fridge freezer, while clever storage solutions such as swing-out shelving maximise practicality. Stylish downlights, pendant lighting, and under-cabinet illumination enhance the modern ambience.

The adjoining living area offers ample space for comfortable seating, a gas stove with log-burner styling that creates a warm and inviting focal point. Patio doors flood the room with natural light and open directly onto a composite deck terrace with glass balustrades, perfect for relaxing or entertaining while overlooking the beautifully landscaped garden.

The bathroom continues the contemporary theme, fitted with a modern white suite comprising a bathtub with overhead shower, integrated vanity and WC unit with built-in storage, and easy-clean PVC wall panelling for a sleek, low-maintenance finish.

Outside, the south-west facing rear garden has been thoughtfully landscaped to provide a peaceful and low-maintenance retreat. It features a raised composite deck terrace, paved pathways, and well-established flowerbeds bursting with colour. There's also a stone-chipped seating area, an additional patio ideal for a greenhouse, and a patch of neat artificial turf, making it perfect for year-round enjoyment.

Perfectly positioned “on the flat”, this home is within easy walking distance of the local doctors' surgery, Pentre Mawr Park, and the award-winning Pensarn Beach. Abergele town centre offers a welcoming community atmosphere with shops, cafés, pubs, and amenities just a short stroll away. Outdoor enthusiasts will appreciate nearby walking trails through Coed Y Gopa Woods and Tower Hill, while the A55 Expressway is only a few minutes' drive for easy commuting along the North Wales coast.

**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.

Both full fibre and copper broadband are available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 24-1-25

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

**Kitchen/Living/Diner**  
21'7" x 15'8" max (6.58 x 4.80 max)

**Bedroom 1**  
12'0" x 11'10" (3.66 x 3.63)

**Bedroom 2**  
10'2" x 9'2" (3.12 x 2.81)

**Bathroom**  
6'4" x 5'5" (1.94 x 1.66)

**Garage**  
19'11" x 9'9" (6.08 x 2.98)

**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.

