



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 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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**16 Summer Court, Towyn, LL22 9LH**  
**£300,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-101) A		89	(82-91) A
(81-91) B			(61-81) B
(69-80) C			(49-60) C
(55-68) D			(35-48) D
(39-54) E			(20-34) E
(21-38) F			(11-19) F
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 16 Summer Court, Towyn, LL22 9LH

## £300,000



### Tenure

Freehold

### Council Tax Band

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

### Property Description

From the moment you arrive, the property's kerb appeal is immediately apparent. A generous brick-paved driveway provides ample off-road parking and leads to a single garage fitted with an electric roller door. A section of artificial turf softens the frontage, while a timber gate offers convenient access through to the rear garden. A matching brick-paved pathway guides you to the composite double-glazed front door.

Stepping inside, the welcoming entrance hall is finished with attractive wooden flooring that flows seamlessly throughout much of the home. Oak strip-panel doors add a touch of quality and consistency, while two useful storage cupboards provide practical space for coats, shoes and household essentials.

The lounge is a bright and inviting space, bathed in natural light and decorated in tasteful neutral tones. A charming feature fireplace, set within a false chimney breast, creates a cosy focal point with its modern electric fire offering a realistic flame effect. Coved ceilings enhance the sense of character and comfort, making this a perfect room to relax and unwind.

Positioned at the rear, the kitchen is both functional and stylish, fitted with a range of contemporary wall and base units complemented by a tiled splashback. Integrated appliances include a double oven and grill, four-ring electric hob and a stainless steel sink with drainer. There is space for a freestanding fridge freezer and plumbing for a washing machine, while the layout comfortably accommodates a dining table for everyday meals. The gas central heating boiler is neatly concealed within a cupboard.

Flowing from the kitchen, the conservatory provides a tranquil additional living space, ideal for enjoying the garden throughout the seasons. With views stretching towards Abergele's wooded hillsides, this light-filled room offers a peaceful retreat, with double doors opening directly onto the rear garden.

The primary bedroom is a spacious double, enjoying a pleasant outlook over the garden and offering mirrored fitted wardrobes and ample space for freestanding furniture. It also benefits from a partially tiled en-suite shower room, fitted with a bifold shower cubicle, electric shower, hand wash basin, WC and a chrome heated towel rail.

The second bedroom, positioned to the front of the property, is another generous double also with mirrored fitted wardrobes, while the third bedroom offers versatility as a single room, study or hobby space. Currently used as a home office, it features double doors opening into the conservatory, allowing it to function as an extension of the living space if desired. Access to the part boarded loft with power and a dorp down ladder is available in the third bedroom.

The main bathroom has been recently modernised to a high standard, featuring full-height tiling and sleek matte-finish cabinetry incorporating the sink and WC, providing excellent storage. A low-level shower tray with glass screen is complemented by a rainfall shower head and separate handheld attachment. A PVC ceiling with recessed lighting and a heated towel rail complete the contemporary design.

Externally, the rear garden is designed for ease of maintenance while maximising enjoyment of its sunny aspect and surrounding views. Brick paving extends from the driveway to form a patio area ideal for outdoor seating, while artificial turf adds greenery without the upkeep. Raised flower beds provide opportunities for colourful planting, and stone-chipped borders and timber fencing enhance the sense of privacy. A side door offers direct access into the garage.

Situated within a quiet cul-de-sac of similar homes, Summer Court enjoys a convenient location within walking distance of Towyn town centre, where a range of shops, amenities and transport links can be found.

The current owners have made a number of improvements, including a new electric fireplace, updated bathroom, refreshed kitchen cabinetry and flooring, raised garden beds, a new front door, a recently installed boiler (2024), and new artificial turf to the rear.

### 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 25-3-26

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

### Lounge

14'9" x 12'4" (4.52 x 3.76)

### Kitchen

11'6" x 10'9" (3.53 x 3.30)

### Conservatory

11'0" x 9'6" (3.37 x 2.90)

### Bedroom 1

12'9" x 10'9" (3.91 x 3.28)

### Bedroom 2

10'9" x 10'1" (3.29 x 3.08)

### Bedroom 3

10'9" x 6'11" (3.29 x 2.13)



### 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.

