



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	79	(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	England & Wales	EU Directive 2002/91/EC

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3 Sunningdale, Abergel, LL22 7UB
£215,000



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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. Abergale 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 - 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 Abergale offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergale, 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 Abergale 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.

