



23 Turnberry Drive | Abergele | LL22 7UD

£189,950

Located in the sought after town of Abergele is this well presented semi detached bungalow. The property offers two bedrooms, lounge, kitchen and conservatory which enjoys views of the private rear garden. The property benefits from being just minutes away from the town centre where there are an array of shops including a butchers, Tesco supermarket and transport links.

- Off road parking
- Private rear garden
- Ideal location
- Easy access to A55
- Close to town centre

The property is situated in a quiet residential estate and is within walking distance to the local town of Abergele where there are an array of shops including a pharmacy, a butchers and a Tesco supermarket. There are transport links and easy access to the A55. The Famous Gwrych Castle is also just minutes away along with a local park and coastal walks.

The property offers two bedrooms, a lounge, kitchen, bathroom and beautiful conservatory which overlooks the rear garden. There is a single detached garage and off road parking for several vehicles. The property benefits from uPVC double glazing and gas central heating.

LOUNGE

17' 8" x 11' 10" (5.40m x 3.63m) Spacious lounge with uPVC double glazed window overlooking the front. Lighting, power points, television point. Electric feature fireplace within marble effect surround.

KITCHEN

9' 10" x 9' 2" (3.02m x 2.80m) Comprising of a range of wall and base units with worktop surfaces over. Integrated electric oven with hob and extractor fan over. Sink and drainer with swan neck mixer tap over. Space for fridge/freezer. Part tiled walls and double aspect uPVC double glazed windows.

CONSERVATORY

8' 10" x 8' 0" (2.70m x 2.45m) UPVC double glazed construction having power points and lighting. UPVC double glazed door gives access out onto the rear garden.

BEDROOM TWO

10' 7" x 9' 3" (3.24m x 2.82m) Lighting, power points and uPVC double glazed window overlooking the front.

BEDROOM ONE

13' 5" x 11' 11" (4.09m x 3.64m) Large room with uPVC double glazed window overlooking the pleasant rear garden. Storage cupboard. Lighting, power points and radiator.

BATHROOM

6' 4" x 5' 6" (1.95m x 1.69m) Comprising of a low flush wc, wash hand pedestal basin and step into shower with glass sliding door. Fully tiled walls, lighting and uPVC frosted double glazed window.

OUTSIDE

The front of the property is mainly laid with slate chippings and paved stepping stones. There is a paved driveway providing off road parking for several vehicles which leads down to the single detached garage with an up and over door power and light. The rear garden is mainly laid to lawn with a paved

pathway which leads to a paved section under a veranda which would be ideal for alfresco dining on a summers evening. There are some mature shrubs and the garden is enclosed by way of timber fencing.

DIRECTIONS

From our Abergele office. Turn left and proceed towards the Tesco round a bout. Take the first exit and then turn right onto Sea Road. Take the second left onto Derrie Avenue and then the first right onto Turnberry Drive. The property will be found on the left hand side.

SERVICES

Mains gas, electric and water are believed available or connected to the property. All services and appliances not tested by the selling agent.



Floor area 64.0 sq. m. (689 sq. ft.) approx

Total floor area 64.0 sq. m. (689 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by auctiva

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) 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		England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND
Tax band: C

TENURE
Freehold

LOCAL AUTHORITY
Conwy County Borough Council

DATE
12/03/2021

Contact Details

45-47 Market Street, Abergele, Conwy, LL22 7AF

www.peterlarge.com

01745 825511

abergele@peterlarge.com

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or other wise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.