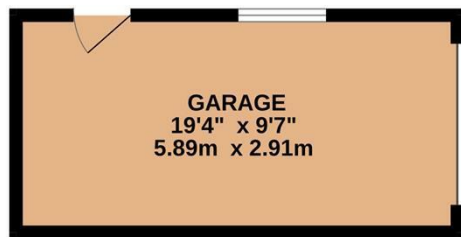
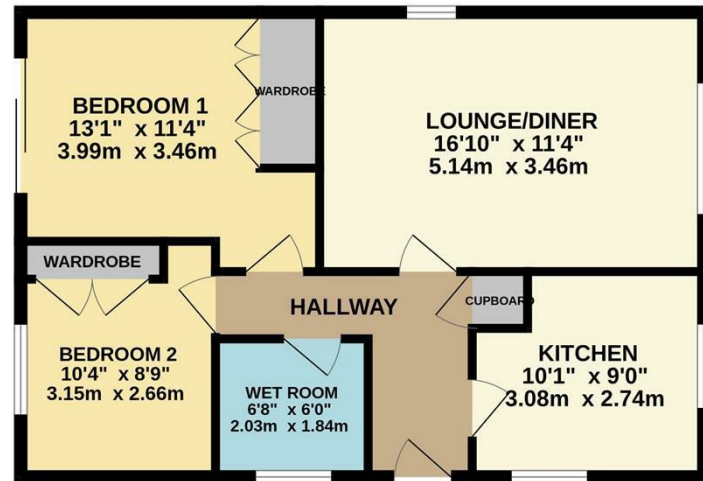




GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 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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9 Lyndon Drive, Kinmel Bay, LL18 5EX

£175,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	86	A	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.



9 Lyndon Drive, Kinmel Bay, LL18 5EX

£175,000



Tenure

Freehold

Council Tax Band

D - Average from 01-04-2024 £2,135.86

Property Description

As you approach, a hardstanding driveway provides ample off-road parking for multiple vehicles, while a lawned front garden offers the potential for landscaping to add your own personal touch. Secure timber gates lead to the front door, with the driveway extending towards a single garage.

Step inside through the PVC door into an inviting L-shaped hallway, laid with cushioned flooring in a stylish herringbone pattern that flows into both the kitchen and lounge. The hallway also offers access to the loft via a hatch and includes a handy storage cupboard for practical everyday use.

The lounge is generously proportioned, filled with natural light from dual-aspect windows. The charming coved ceilings add character, and there's plenty of space for both lounge furniture and a dining table, making this a versatile living area.

In the kitchen, you'll find a modern timber-effect design, complemented by a splashback and under-cabinet lighting for added ambience. An integrated four-ring gas hob with extractor hood is included, alongside ample room for a freestanding fridge-freezer and both a washing machine and tumble dryer.

The primary bedroom is well-sized, featuring fitted wardrobes and additional space for bedside tables and a dressing table. Sliding PVC doors lead directly to the rear garden, creating a seamless connection between indoor and outdoor living.

The second bedroom is a spacious double, with room for a double bed and accompanying furniture, plus the convenience of a fitted wardrobe.

The bathroom boasts a contemporary design, fully tiled and presented as a walk-in wet room, complete with an electric shower, high-level WC, shower seat, and a sleek "floating" hand wash basin.

Outside, the south-facing garden is designed for low maintenance, featuring a large patio area ideal for outdoor dining, framed by stone chippings. The garden is enclosed by timber fencing, providing both security and privacy. The single garage is equipped with an electric roller door and benefits from power, offering further convenience.

This charming bungalow offers the perfect blend of modern comforts and practical living, all within a serene setting.

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.

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

The property is currently part owned by Clwyd Alun housing association. However, the property is to be sold with a the full freehold title.

Lounge/Diner

16'10" x 11'4" (5.14 x 3.46)

Kitchen

10'1" x 8'11" (3.08 x 2.74)

Bedroom 1

13'1" x 11'4" (3.99 x 3.46)

Bedroom 2

10'4" x 8'8" (3.15 x 2.66)

Garage

19'3" x 9'6" (5.89 x 2.91)

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.

Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

