



**16 Lyndon Drive, Kinmel Bay Rhyl, LL18 5EX**

Approximate Gross Internal Area = 57.8 sq m / 622 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Total = 71.4 sq m / 768 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Fourlabs.co © 2025 (1245063)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-10) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b>	<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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**16 Lyndon Drive, Rhyl, LL18 5EX**  
**£150,000**





# 16 Lyndon Drive, Rhyl, LL18 5EX

## £150,000



**Tenure**  
Freehold

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

**Property Description**  
The home is approached via a hardstanding driveway, providing ample off-road parking for several vehicles, and leading to a single garage complete with power supply. To the side, a neatly maintained lawn and a small stone-chipped area add kerb appeal. An open porch with canopy shelters the main entrance, where a PVC door opens into a hallway with access to the loft.

The lounge is bright and generously proportioned, easily accommodating a variety of freestanding furniture—and even space for a compact dining table if desired. A feature gas-flame fireplace with timber mantel and classic quarry-tiled hearth provides a charming focal point, complemented by coved ceilings and traditional skirting. From here, the kitchen can be accessed, fitted with retro-style wall and base cabinets, tiled splashbacks, and a stainless-steel sink. There is ample room for freestanding appliances, as well as a practical storage cupboard with shelving.

Beyond the kitchen lies a timber-built conservatory, offering a pleasant seating area from which to enjoy views of the rear garden. Outside, the garden enjoys a sunny south-westerly aspect and is flourishing with a mix of fruit trees, bordered by a brick wall to the rear and timber fencing to the sides. A compact patio provides the perfect spot for outdoor dining or relaxation.

The primary bedroom is a well-proportioned double, complete with mirrored fitted wardrobes on sliding rails and finished with wood-effect laminate flooring. The second bedroom also offers flexibility—large enough to accommodate a double bed, though equally suitable as a generous single or home office. A storage cupboard here houses the water tank and includes fitted shelving. The

bathroom has been adapted into a stylish walk-in wet room, with sleek fully tiled walls, an electric shower with curtain enclosure, a hand wash basin and WC.

This charming bungalow provides plenty of potential to create a welcoming home in a sought-after location, perfectly placed for access to the best of Kinnel Bay.

**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 30-9-25

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

**Lounge**  
16'4" x 10'10" (4.98 x 3.31)

**Kitchen**  
10'4" x 7'4" (3.16 x 2.24)

**Bedroom 1**  
10'4" x 7'9" (3.15 x 2.37)

**Bedroom 2**  
13'7" x 8'0" (4.16 x 2.44)

**Garage**  
16'4" x 8'10" (5.00 x 2.70)

**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, 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.

