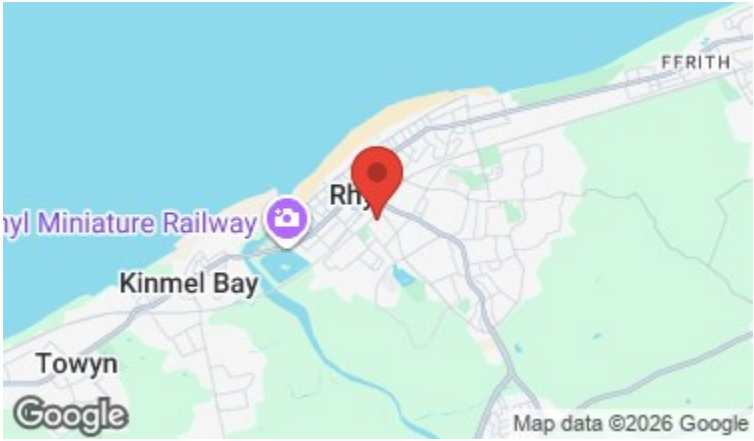
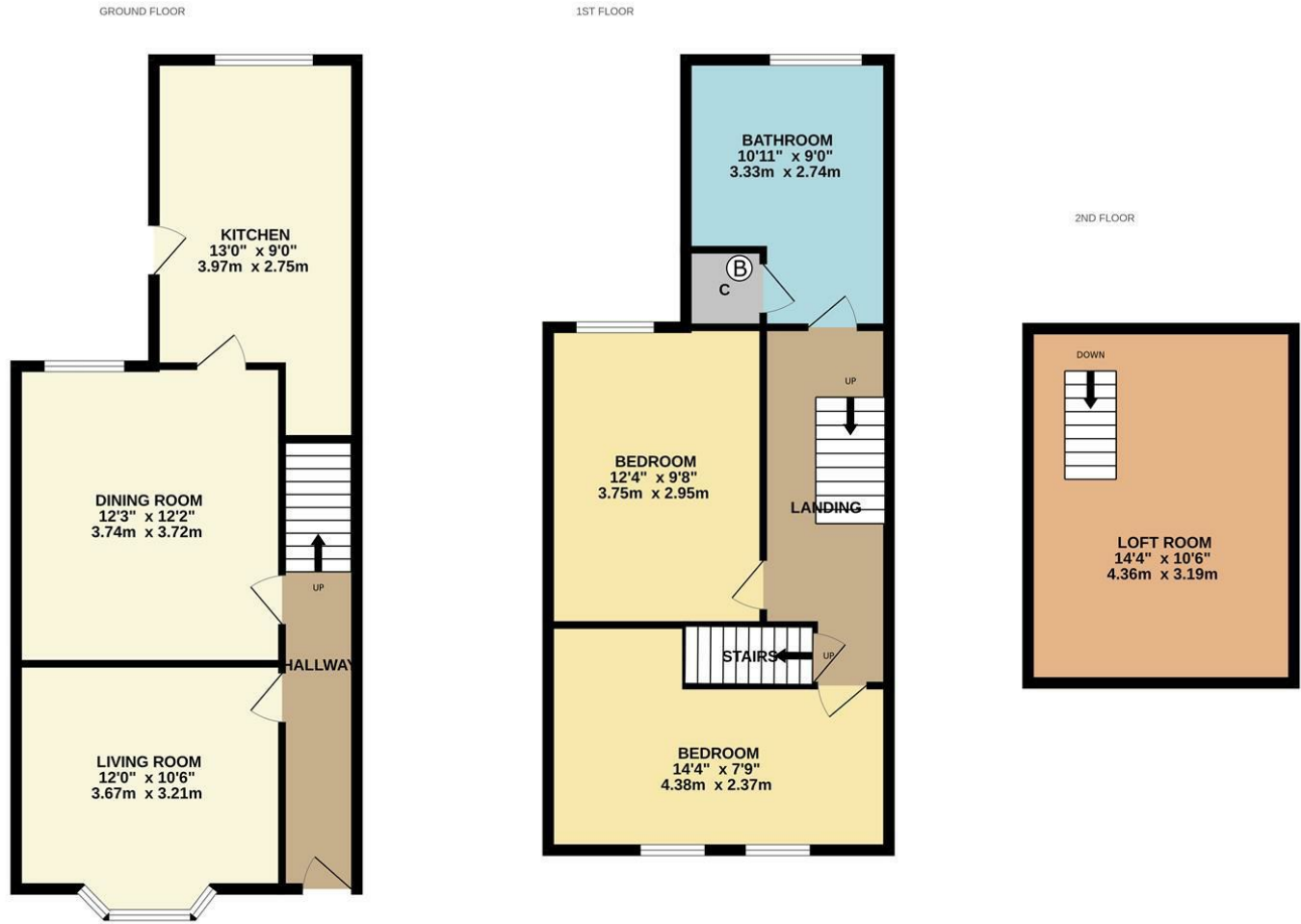




P J B
Prys Jones & Booth



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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) 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	

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.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk



2 1 2 E

7 Gamlin Street, Rhyl, LL18 2DT

£135,000



Tenure

Freehold

Council Tax Band

Band - B Average from 01-04-2026 £1,811.37

Property Description

A low brick wall frames the front of the property, with a pathway leading to the UPVC front door. Stepping inside, you are welcomed by an inviting entrance hall featuring attractive wood-effect laminate flooring, setting the tone for the well-presented accommodation beyond.

The lounge is a warm and cosy space, filled with natural light from the large double-glazed bay window. High ceilings enhance the sense of space, while an attractive electric fire with a marble-effect surround and mantel creates a charming focal point. There is ample room for comfortable seating, making this the perfect place to relax.

Beyond the lounge, the dining room offers a versatile second reception space that is equally suited to formal dining or an additional sitting room. Bright and airy, it benefits from high ceilings, fitted carpeting and a characterful electric fire set within an exposed brick surround, adding warmth and personality to the room.

The kitchen is well-equipped with a range of wood-effect wall and base units, complemented by practical tiled flooring and plastered walls. There is ample space for a freestanding cooker, fridge freezer, washing machine and additional white goods, while a useful understairs storage cupboard provides valuable everyday storage. A UPVC door offers direct access to the rear garden.

The first floor features a spacious landing that enhances the sense of openness throughout the home. The principal bedroom is an impressive double room with plenty of space for a large bed and freestanding furniture. A built-in storage cupboard adds practicality, while a large double-glazed window floods the room with natural light. The second bedroom is another generous double, offering flexibility as a guest bedroom, child's room or home office.

The family bathroom is bright and spacious, comprising a bath

with an overhead shower, WC and wash hand basin. A large airing cupboard provides excellent additional storage while also housing the combi boiler.

A real bonus is the converted loft room, currently used as a spare bedroom. This versatile space comfortably accommodates a double bed and furniture and benefits from two Velux windows that allow plenty of natural light to pour in. There are also two access points into the remaining boarded loft space, providing excellent additional storage.

Outside, the west-facing rear garden enjoys afternoon and evening sunshine, making it an ideal space for relaxing or entertaining. A paved area leads onto a generous lawn with established planting borders, while timber fencing to one side and a traditional brick wall to the other create an attractive and enclosed outdoor setting.

Offering generous living accommodation, a highly convenient location and the added benefit of no onward chain, this superb home is ready for its next owners to move in and enjoy.

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 - as of 14-8-26

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

Lounge

12'0" x 10'6" (3.67m x 3.21m)

Dining Room

12'2" x 12'3" (3.72m x 3.74m)

Kitchen

9'0" x 13'0" (2.75m x 3.97m)

Bedroom 1

14'4" x 7'9" (4.38m x 2.37m)

Bedroom 2

9'8" x 12'3" (2.95m x 3.75m)

Bathroom

8'11" x 10'11" (2.74m x 3.33m)

Loft Room

10'5" x 14'3" (3.19m x 4.36m)

About Rhyl

Rhyl is a seaside resort in county of Denbighshire. It lies within the historic boundaries of Flintshire, on the north-east coast of Wales at the mouth of the River Clwyd (Welsh: Afon Clwyd). Once an elegant Victorian resort, the town has recently been improved by major regeneration investments. Several million pounds of European Union funding secured by the Welsh Government has been spent on developing the seafront.

Rhyl has a number of Grade II listed buildings and landmarks. These include the Parish Church of St Thomas in Bath Street, which is listed as Grade II*. Others are the Midland Bank building, the railway station along with two signal boxes and the public telephone box on the up platform, the Royal Alexandra Hospital, the Sussex Street Baptist Church; the Town Hall; The Swan public house in Russell Road, the war memorial, and the Welsh Presbyterian Church in Clwyd Street.

(Source Wikipedia 7th July 2020)



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.

Professional Services

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