



TOTAL FLOOR AREA: 997 sq.ft. (92.6 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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**7 Lon Cwybr, Rhuddlan, LL18 2SX**  
**£310,000**



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A (92-101)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	73	87

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (81-91)		
B (69-80)		
C (55-68)		
D (39-54)		
E (21-38)		
F (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		

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.



# 7 Lon Cwybr, Rhuddlan, LL18 2SX

## £310,000



### Tenure

Freehold

### Council Tax Band

Band - E - Average from 01-04-2026 £2,700.84

### Property Description

The approach immediately sets the tone, with a neatly manicured front lawn bordered by mature shrubs and a slate-chipped strip, creating an attractive and welcoming first impression. A tarmac driveway provides parking for several vehicles and leads to a single garage with a manual door, complete with light and power. The property further benefits from PVC soffits, fascia boards and guttering, along with practical features including an outside tap and useful utility cupboards positioned adjacent to the front entrance. A smart composite door with double glazed inserts opens into the home.

Inside, the L-shaped hallway is both spacious and inviting, finished with solid oak flooring which flows seamlessly through into the main living area. A handy storage cupboard with fitted shelving provides excellent practicality, while access to a part boarded and insulated loft is available via a hatch. Throughout the home, modern solid wood panel doors add a consistent touch of quality and style.

The lounge is a bright and comfortable space, enjoying a desirable south-facing aspect and an abundance of natural light from dual aspect windows, including an attractive box bay window. Neutral décor and coved ceilings enhance the sense of space, while a wall-mounted electric fire with a stone hearth beneath creates a stylish focal point. A decorative ceiling rose adds a subtle touch of character, and there is ample room for a full suite of lounge furniture.

The kitchen/diner is both contemporary and functional, featuring wood-effect LVT flooring and a range of high-gloss units complemented by marble-effect worktops and matching tiled splashbacks. Integrated appliances include an electric oven and induction hob with extractor hood, alongside space for a freestanding fridge freezer and plumbing for a washing machine. There is also plenty of room for a dining table and chairs, making this a sociable and practical hub of the home. French doors open directly into the orangery.

The orangery, added by the current owners, provides a stunning additional reception area that truly elevates the living space. Flooded with natural light from three large windows, a skylight, and impressive tri-folding doors, it creates a seamless connection between indoors and out. Finished with herringbone-patterned LVT flooring, this versatile room is ideal for entertaining, dining, or simply relaxing while enjoying views of the garden.

Both bedrooms are well-proportioned doubles. The primary bedroom overlooks the front aspect and offers ample space for a double or king-size bed, along with freestanding furniture, all enhanced by coved ceilings. The second bedroom enjoys a pleasant outlook over the rear garden and similarly provides generous accommodation for a double bed and additional furnishings.

The bathroom is stylishly appointed with a contemporary, partially tiled design and wood-effect LVT flooring. It features a large shower cubicle with marble-effect tiling, a WC, and a wash basin set within a vanity unit offering useful storage. A cupboard houses the central heating boiler, installed approximately 18 months ago, while an extractor fan ensures practicality.

Outside, the rear garden has been designed for low maintenance, with paving and stone chippings creating a clean and versatile outdoor space. Timber fencing provides privacy, while slate and stone borders offer the opportunity to introduce additional planting if desired. A charming circular flower bed sits at the centre, home to established planting and a beautiful magnolia tree. A side pathway leads to the front of the property via a gated access point, and there is space for a timber shed along with the added benefit of a security light.

The property benefits from gas central heating, double glazing, and a water meter, ensuring efficiency and convenience.

Ideally located, the home is within easy reach of Rhuddlan village centre, offering a range of local shops, pubs, and everyday amenities. Rhuddlan Golf Club is just a short drive away, while the A55 expressway can be accessed within minutes, providing excellent transport links. The nearby seaside town of Rhyl offers a wider selection of retail, leisure, and transport facilities.

### 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 24-1-25

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

### Lounge

16'5" x 12'0" (5.01 x 3.67)

### Kitchen

16'0" x 8'5" (4.88 x 2.59)

### Orangery

11'8" x 9'5" (3.57 x 2.89)

### Bedroom 1

12'9" x 9'5" (3.90 x 2.89)

### Bedroom 2

12'0" x 9'3" (3.67 x 2.83)

### Bathroom

8'11" x 7'5" (2.72 x 2.28)



### Garage

18'10" x 8'7" (5.75 x 2.63)

### 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

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