

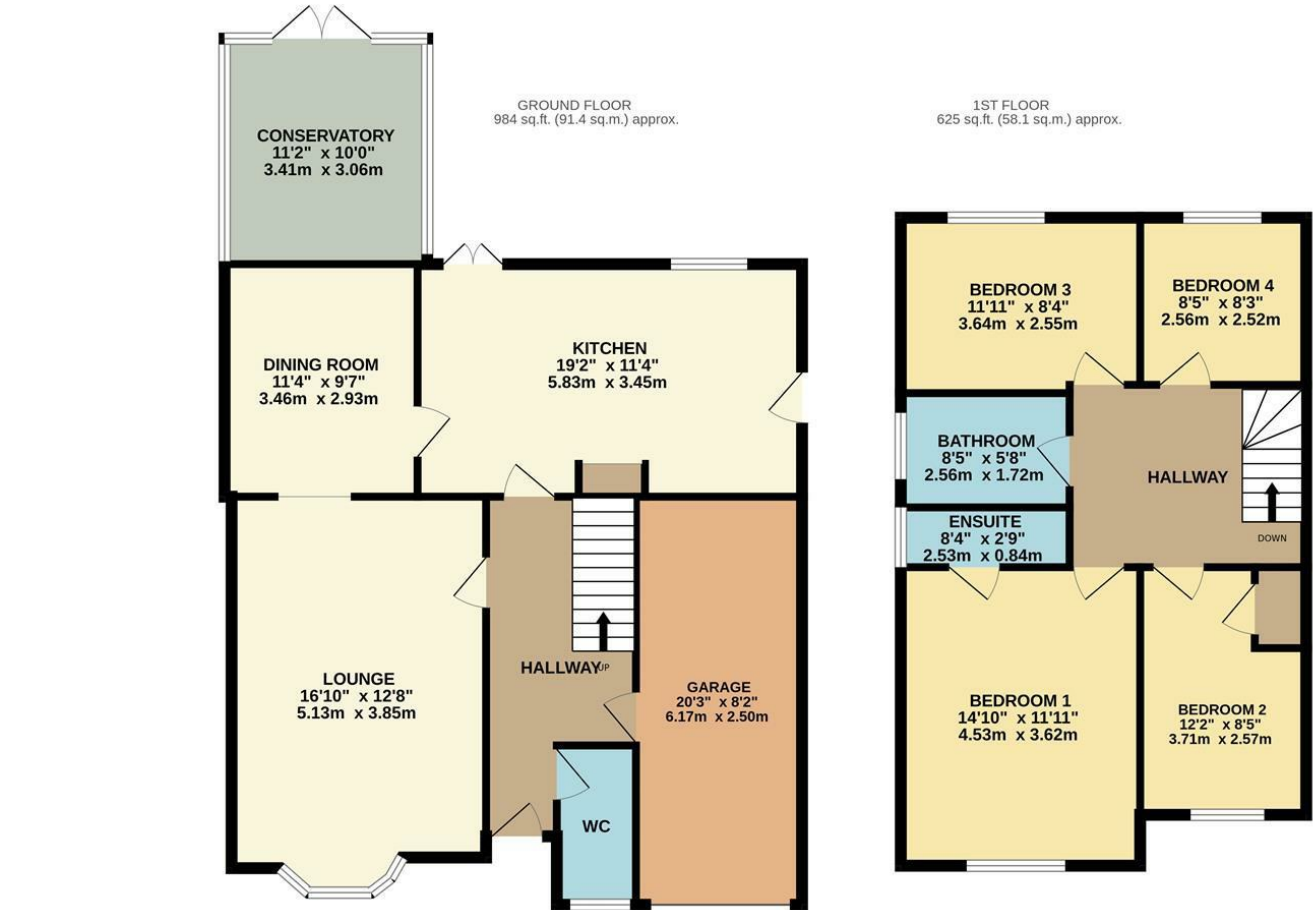


P J B  
Prys Jones & Booth



60 Clwyd Park, Rhyl, LL18 5EJ  
£320,000

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TOTAL FLOOR AREA : 1610 sq.ft. (149.5 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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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current                 | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 |
| (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                                                       |                         |
| (1-10) G                                    |                         | (1-10) G                                                        |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> 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





# 60 Clwyd Park, Rhyl, LL18 5EJ

## £320,000



**Tenure**  
Freehold

**Council Tax Band**  
C - Average from 01-04-2026 £2,198.07

**Property Description**  
As you arrive, a hardstanding driveway provides parking for up to three vehicles, flanked by neat lawned areas that enhance the home’s kerb appeal. Stepping through the UPVC front door, you are welcomed into a bright entrance hall with laminate wood flooring, complete with a convenient downstairs WC, space for coats and shoes, and internal access to the integral garage.

The lounge is a wonderfully spacious and light-filled room, featuring a large bay window and elegant coved ceilings. At its heart sits a gas fire with a wooden surround and marble-effect hearth, creating a cosy focal point. An open archway flows effortlessly into the dining room, offering ample space for a large dining table and additional furnishings—perfect for entertaining. From here, sliding patio doors lead into a thoughtfully upgraded conservatory, now a true year-round living space with an insulated roof, exposed brick walls, and the added comfort of heating and electricity. Double doors open out onto the garden, further enhancing the indoor-outdoor connection.

To the rear of the property, the kitchen is both spacious and stylish, featuring tiled flooring and a range of soft-close wall and base units. A cleverly adapted storage cupboard accommodates an American-style fridge freezer, while integrated appliances include a double electric oven, five-ring gas hob, and dishwasher. With both double patio doors and a side access door leading to the garden, this is a bright and practical space for everyday living.

Upstairs, the landing provides access to all four bedrooms and the loft. The principal bedroom, positioned at the front of the property, is a generous and elegant space with room for a king-size bed and freestanding furniture, complemented by coved ceilings and modern radiators. It

also benefits from a stylish en-suite with tiled walls and flooring, and a walk-in shower.

The second bedroom is another comfortable double with built-in storage, while the third bedroom offers versatility as a bedroom, home office, or hobby room, complete with fitted wardrobes and plenty of natural light.

The fourth bedroom, currently used as a home office, is bright and adaptable, suitable for a range of uses.

Outside, the rear garden enjoys a sunny aspect, making it a perfect space to relax and unwind. Designed for low maintenance, it features a combination of lawn and paved areas, with high timber fencing providing privacy. There is space for planting along the borders, a garden shed for storage, and two side gates offering convenient access to the front of the property.

**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 are available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 19-3-26

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

**Lounge**  
16'9" x 12'7" (5.13m x 3.85m)

**Dining Room**  
11'4" x 9'7" (3.46m x 2.93m)

**Conservatory**  
11'2" x 10'0" (3.41m x 3.06m)

**Kitchen**  
19'1" x 11'3" (5.83m x 3.45m)

**Bedroom 1**  
14'10" x 11'10" (4.53m x 3.62m)

**Bedroom 2**  
12'2" x 8'5" (3.71m x 2.57m)

**Bedroom 3**  
11'11" x 9'4" (3.64m x 2.85m)

**Bedroom 4**  
8'4" x 8'3" (2.56m x 2.52m)

**Bathroom**  
8'4" x 5'7" (2.56m x 1.72m)

**About Kinnel Bay**  
Kinnel Bay, also known as Bae Cinnel, is a popular seaside resort situated on the beautiful North Wales Coast. The town was originally called Foryd before it grew in size, and was named after the former train station. A ship, La Nave Reyes said to be part of the Spanish Armada and under the command of the Duke of Medina Sidonia, sunk in the River Clwyd near Kinnel Bay in 1588 with the loss of 220,000 pesos of gold and silver. These coins are still being found today!

**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**  
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.

