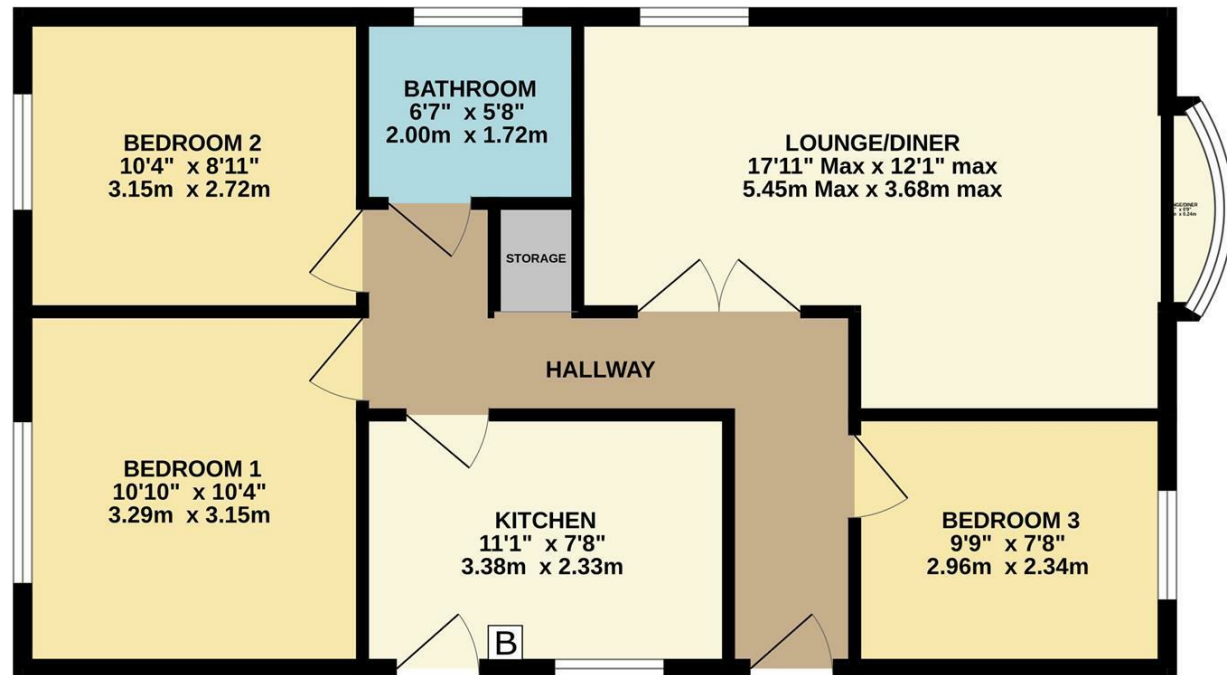




GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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17 Lyndon Drive, Rhyl, LL18 5EX
£240,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	79	A	A
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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.



17 Lyndon Drive, Rhyl, LL18 5EX

£240,000



Tenure
Freehold

Council Tax Band
Band - D Average from 01-04-2026 £2,472.82

Property Description
The property is approached via a hardstanding driveway providing off-road parking for two vehicles, alongside a neatly arranged, low-maintenance front garden finished with stone chippings and a smart paved border, tastefully dotted with potted plants. An open porch leads to a PVC entrance door, welcoming you into the home.

Inside, the L-shaped hallway is finished in contemporary wood-effect vinyl flooring and decorated in neutral tones, creating a bright and cohesive flow throughout. A former storage cupboard has been thoughtfully adapted to house a washing machine and tumble dryer, maximising practicality without compromising space. Access to the loft is available via a hatch, with the loft being insulated.

Timber double doors open into the spacious L-shaped lounge/diner, a versatile and inviting living area. Dual-aspect windows, including an inset bay window, allow natural light to flood the room, while coved ceilings and wood-effect laminate flooring add to the sense of comfort and style. There is ample room for both lounge furniture and a dining table, making it ideal for everyday living and entertaining alike. There's a wall-mounted electric fire, and the dining area benefits from a frosted window for added privacy.

The kitchen is fitted with sleek, high-gloss wall and base units, complemented by wood-effect vinyl flooring and a tiled splashback. A composite quartz sink and a half with drainer adds a premium touch, while there is space for a freestanding cooker, fridge freezer and dishwasher. The boiler is neatly positioned within the kitchen, and a PVC door provides direct access to the side of the property via a gently sloped ramp—ideal for ease of access.

Externally, the rear garden is a true highlight. Designed for low maintenance yet offering plenty of charm, it features a wide stone-chipped border framing a well-kept lawn, all enclosed by a combination of brick walls and timber fencing for privacy and security. The desirable south-west facing aspect ensures the garden is bathed in sunlight, making it a perfect setting for outdoor relaxation. A timber storage shed is conveniently positioned in the far corner, while gated side access adds further practicality.

The bungalow offers three well-proportioned bedrooms. The primary bedroom is located to the rear, enjoying a peaceful outlook over the garden and featuring coved ceilings and space for freestanding furniture. The second bedroom is another comfortable double, also overlooking the garden, while the third bedroom is positioned to the front and provides a versatile space ideal for use as a home office, nursery or single bedroom.

The bathroom has been beautifully finished in striking marble-effect tiling, including the floor, creating a sleek and modern aesthetic. It comprises a contemporary WC and wash basin, a chrome heated towel rail, and a L-shaped bath with a glass shower screen and overhead shower, extractor fan along with a shaver point.

The property is ideally situated just a few minutes' drive from Kinnel Bay town centre, providing excellent access to transport links, a range of convenience shops, and a local supermarket. The beach and scenic coastal path are also within easy reach, perfect for enjoying the outdoors. The larger seaside resort of Rhyl is approximately a five-minute drive away and offers an extensive selection of amenities. For commuters, the A55 Expressway can be reached in around ten minutes, offering convenient travel across the North Wales coast.

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 20-03-2026.

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

Lounge
17'10" max x 12'0" max (5.45 max x 3.68 max)

Kitchen
11'1" x 7'7" (3.38 x 2.33)

Bedroom 1
10'9" x 10'4" (3.29 x 3.15)

Bedroom 2
10'4" x 8'11" (3.15 x 2.72)

Bedroom 3
9'8" x 7'8" (2.96 x 2.34)

Bathroom
6'6" x 5'7" (2.00 x 1.72)

Professional Services
Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the

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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.

