

Jones & Redfearn

ESTATE AGENTS



Lyndon Drive, Kinmel

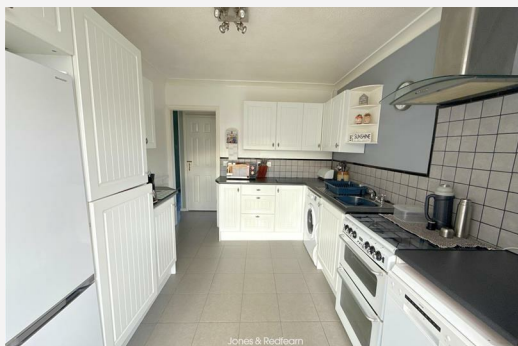
£240,000

NO ONWARD CHAIN

Nestled in the charming area of Kinmel Bay, Rhyl, this delightful 3 bedroom detached bungalow on Lyndon Drive offers a perfect blend of comfort and convenience. The property is set in a peaceful neighbourhood, providing a tranquil retreat from the hustle and bustle of everyday life with nearby country walks, yet remains conveniently close to local amenities, the A55 Expressway and a pleasant drive from the Snowdonia Mountain Range and the beautiful coastline.

This property which has been beautifully renovated by the current owner boasts an abundance of character and briefly affords the following accommodation: Entrance porch, inner hallway, lounge / diner, kitchen, 3 bedrooms, bathroom and conservatory. To there exterior of the property there are garden areas to the front and rear, with a driveway providing generous off road parking and a detached garage with a versatile workshop area with multiple electric points and additional storage to the rear.

With its generous space and desirable location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely bungalow your new home, viewing highly recommended.



Porch

Hallway

Lounge

18'3 x 12'3 (5.56m x 3.73m)

Kitchen

10'1 x 9 (3.07m x 2.74m)

Bedroom 1

11'2 x 10'1 (3.40m x 3.07m)

Bedroom 2

10'8 x 7'8 (3.25m x 2.34m)

Bedroom 3

10'3 x 7'9 (3.12m x 2.36m)

Bathroom

6'6 x 5'8 (1.98m x 1.73m)

Conservatory

11'3 x 8'6 (3.43m x 2.59m)

Exterior

Enjoy generous outdoor space with gardens to the front and rear, a spacious driveway providing ample off-road parking, and a detached garage with a versatile workshop area with multiple electric points and additional storage to the rear. The large enclosed rear garden offers both lawned and paved areas, perfect for relaxation or entertaining. converted in to a workshop / storage room with multiple electric points with additional storage to the rear.

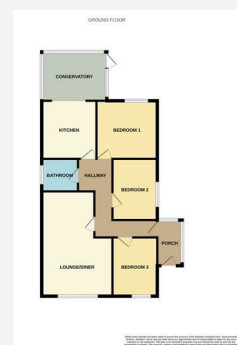
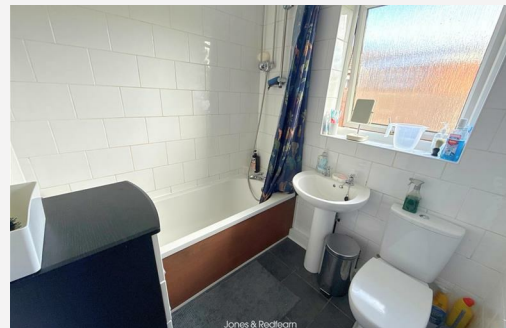
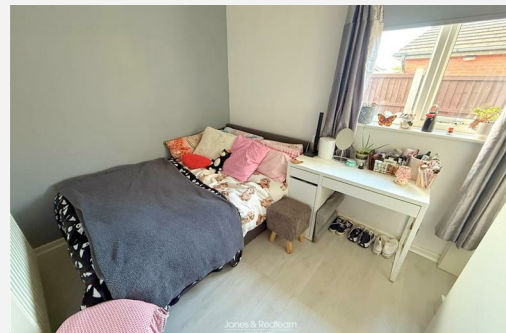
Directions

From Rhyl proceed via Wellington Road(A548) over the blue bridge and into Kinmel Bay. Turn left at the traffic lights onto St Asaph Avenue, proceed over the railway bridge and take the 3rd turning left into Clwyd Park and take the first right into Lyndon Drive and Number 8 can be seen to the left of the head of the cul de sac.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared Friday 24th October 2025
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND D - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(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 environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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