



**16 PEN Y LLYS, RHYL, LL18 4EH
OFFERS AROUND £185,000**

An opportunity to acquire a spacious Detached Bungalow sited to the south east of Rhyl, in a popular residential area and a convenient location within easy reach of amenities including shops, supermarkets, leisure facilities, schools and transport links including the coast road and the A55 North Wales Expressway .

The accommodation briefly affords: Enclosed Porch, Inner Hall, Lounge, Kitchen, Large Living/Dining Area, 2 Bedrooms and Bathroom with 3 piece suite. Gas Central Heating and uPVC Double Glazing.

To the exterior there are ornamental garden areas to the front and rear. Driveway providing off road parking and garage.



Porch

Entrance Hall

Lounge 13'7 x 11'8 (4.14m x 3.56m)

Living/Dining Area 24'4 x 15'6 (7.42m x 4.72m)

Kitchen 9'9 x 11'1 (2.97m x 3.38m)

Bedroom 1 11'9 x 10'1 (3.58m x 3.07m)

Bedroom 2 9'3 x 11'9 (2.82m x 3.58m)

Bathroom

Exterior

Directions

From our office proceed along Russell Road, take the first right down Bath Street, following the road to the left onto Brighton Road, following the road over Grange Road Bridge, continuing along Grange Road passing Rhyl Leisure Centre and Rhyl Football Club, continuing along onto Dyserth Road, passing the cemetery and taking a right turn onto Bryn Llys which leads into Pen Y Llys, where number 16 can be seen on the left hand side.

Agency 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 5th June 2024
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 C - FREEHOLD



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		
		83			
	65				



3/5 RUSSELL ROAD, RHYL, LL18 3BS

CLWYD ESTATES LTD T/A JONES AND REDFEARN

