



jonesandredfearn.com



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9 Llys Sion, Rhyl, LL18 4JY

An opportunity to acquire a spacious and very well presented Detached bungalow located on the ever popular and much sought after Park View Estate in a quiet cul-de-sac location.

The Bungalow has been modernised to a high standard throughout and benefits from the following well arranged accommodation: Entrance Hall with Cloakroom Off, Lounge, Dining Room and Contemporary Fitted Kitchen, 3 Bedrooms and Family Bathroom with a modern white 3 piece suite

Gas Central Heating and Double Glazing.

There are garden areas to the front, side and rear with off road parking for multiple vehicles along with a Double Garage.



£239,950

L Shaped Entrance Hall

Cloakroom Off

Lounge

16'2 x 10'10 (4.93m x 3.30m)

Dining Room

10'8 x 10'5 (3.25m x 3.18m)

Kitchen

11'8 x 10'5 (3.56m x 3.18m)

Bedroom 1

8'6 x 14'8(to front of wardrobes) (2.59m x 4.47m(to front of wardrobes))

Bedroom 2

13'6 x 8'6 (4.11m x 2.59m)

Bedroom 3

8'8 x 8'6(to front of wardrobe) (2.64m x 2.59m(to front of wardrobe))

Bathroom

Exterior

Front garden being mainly lawned with mature privet hedging, palm tree and flagged pathway leading to the rear. Driveway providing off road parking for multiple vehicles and side access adjacent to the Garage leading to the rear garden. Driveway giving access to the Garage.

Enclosed rear garden which is L Shaped having lawn, flagged patio area and mature hedging. Two Garden Sheds, one having power laid on.

Side garden area having shaped lawn, gravelled borders and giving access to personnel door to the Garage.

Double Garage

18'6 x 17' (5.64m x 5.18m)

With metal up and over door, strip lighting and power points.



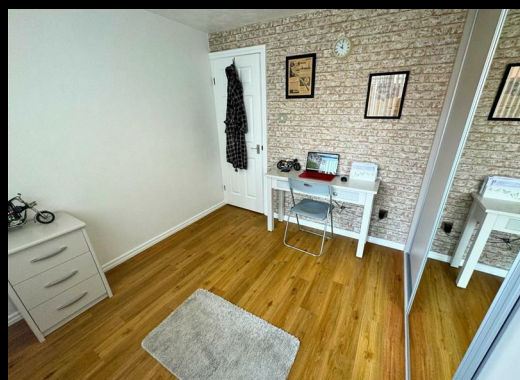
Directions

From our office proceed along Russell Road taking the second right into Bath Street, at the bottom of Bath Street turn left into Brighton Road, continue along Brighton Road, continue along Brighton Road over Grange Road bridge onto Grange Road passing parrys corner and onto Dyserth Road. Proceed along taking a left turn into the Park View Estate. Proceed down the main estate road to the mini roundabout. Proceed over the mini roundabout following the road around following and take the third turning on the left hand side into Llys Dewi and then first left into Llys Sion and Number 9 can be seen on the right hand side.

Agents Notes

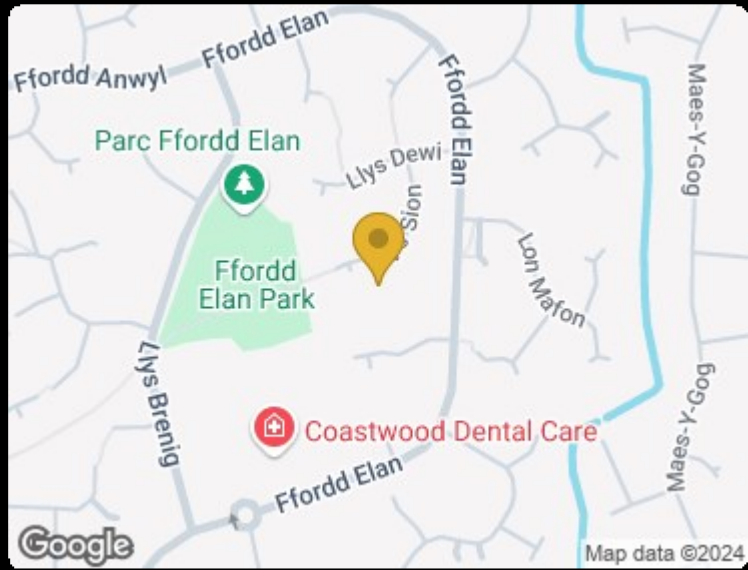
Please Read Carefully

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 30th August 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 D - FREEHOLD





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, doors and fixtures have not been taken and are approximate and do not necessarily include the any more, less or different than shown. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or operation. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or operation.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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		Not environmentally friendly - higher CO ₂ emissions	
	83		
	55		

England & Wales EU Directive 2002/91/EC

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CLWYD ESTATES LTD T/A JONES AND REDFEARN

