



203 RHYL COAST ROAD, RHYL, LL18 3US
£159,000

Welcome to this charming and spacious semi-detached house located on Rhyl Coast Road in the picturesque town of Rhyl just a short distance from the Promenade, Rhyl Golf Club and being on a Public Transport route. This property boasts a cosy Lounge, Kitchen /Diner, Cloakroom and Conservatory. To the First Floor are two lovely bedrooms, and a well-maintained Shower Room. The property offers garden areas to front and rear, with ample parking space, making it ideal for families or those who enjoy hosting guests. The property's convenient location provides easy access to local amenities, schools, and beautiful coastal walks. The property also benefits from uPVC double glazing and central heating.



Entrance Hall

Lounge 12'9 x 9'8 (3.89m x 2.95m)

Kitchen/Diner 14'5 x 13'5 (4.39m x 4.09m)

Cloackroom 7'2 x 7'4 (2.18m x 2.24m)

Conservatory 10'3 x 8'8 (3.12m x 2.64m)

Bedroom 1 11'7 x 10'5 (3.53m x 3.18m)

Bedroom 2 11'8 x 8'7 (3.56m x 2.62m)

Shower Room

Garage

Exterior

Garden areas to front and rear of the property. Paved area to the front and large driveway providing off road parking, and leading to garage. Enclosed paved garden area to the rear of the property.

Directions

From the Agents Office proceed along Russell Road. At the traffic lights proceed through onto Rhyl Coast Road and Number 203 will be found on the right hand side just past the entrance to Rhyl Golf Club.

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 13th September 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		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	
	85		
	63		