

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers  
Gwerthwyr Tai ac Arwerthwyr

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The Property Ombudsman Registration Number - N00766-0

**NEW**



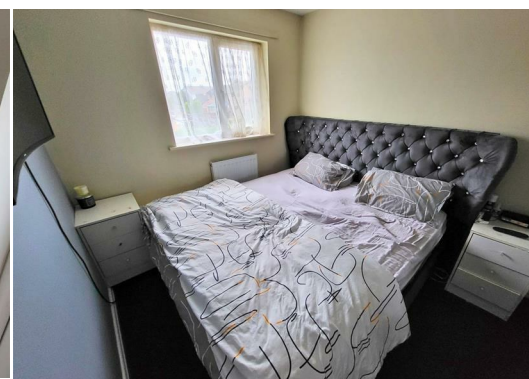
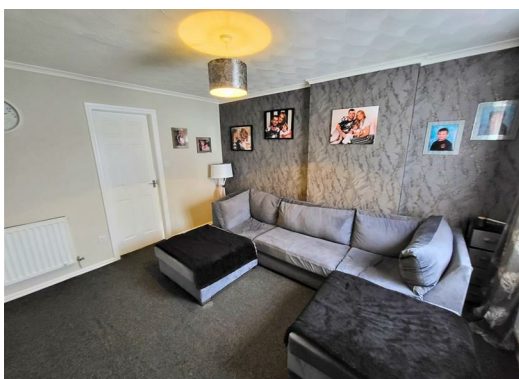
## 18 Llys Cregyn, Rhyl, Conwy LL18 5JF £170,000

An opportunity to acquire a Semi Detached 2 Bedroom House in the popular resort of Kinmel Bay in a small cul de sac in a popular residential area having the sea front, Promenade and ASDA Superstore, along with the seaside resort of Rhyl in the nearby area.

The accommodation briefly affords: Entrance Hall, Lounge and Kitchen/Diner.

To the First Floor are 2 Bedrooms and a Family Bathroom with a white 3 piece suite.

To the exterior there are garden areas to the front and rear along with off road parking for 3-4 cars.





Composite front door and double glazed window leading to

### Entrance Hall

Lounge 14'11" x 11'7" (4.57m x 3.55m)

Kitchen/Diner 14'9" x 7'10" (4.50m x 2.40m)

### FIRST FLOOR LANDING

Bedroom 1 3.50m x 2.65m (0.91m.15.24mm x 0.61m.19.81mm)

Bedroom 2 13'1" x 8'4" (4m x 2.55m)

### Bathroom

### Exterior

Ornamentally laid out block pavior front garden providing additional parking and a tarmacadam driveway for off road parking and leading to the Garage. Rear garden being enclosed on all sides and having flagged area and astro turf. Cold water tap

### Detached Garage

Having power and light laid on.

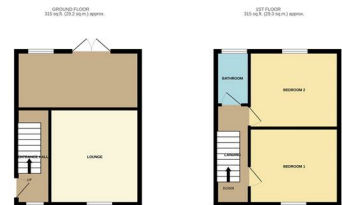
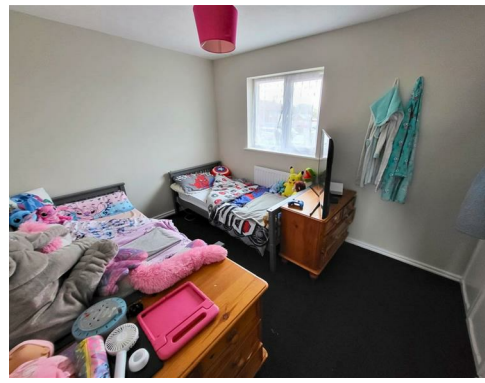
### Directions

From Rhyl proceed via The A548 Coast Road, over the blue Foryd Bridge and into Kinmel Bay onto Foryd Road. Take the second turning left into Bodelwyddan Avenue and take the 3rd turning on the right hand side in to Llys Cregyn and Number 18 will be found directly ahead.

### 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 25th 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 B - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>



Nicholas Redfearn  
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Practice Manager- Louise Bullock

