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BLAEN Y COED FFORDD DERWEN, RHYL, DENBIGHSHIRE LL18 2LS

£254,800

Nestled in the charming area of Ffordd Derwen, Rhyl, this delightful semi-detached house offers a perfect blend of comfort and space, making it an ideal family home. With four generously sized reception rooms, there is ample room for both relaxation and entertainment, allowing you to create the perfect environment for family gatherings or hosting friends.

The property boasts four well-proportioned bedrooms, providing plenty of space for everyone to enjoy their own private sanctuary. The single bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property features parking for one vehicle, adding to the convenience of this lovely home. The surrounding area is known for its friendly community and proximity to local amenities, making it a desirable location for families and professionals alike.

This semi-detached house on Ffordd Derwen is not just a property; it is a place where memories can be made. With its spacious layout and inviting atmosphere, it presents a wonderful opportunity for those seeking a new home in Rhyl. Do not miss the chance to view this charming residence and envision your future in this delightful setting.



Entrance Porch

Hall

Understairs WC

Lounge(front) 13'3(into bay window) x 11'6 (4.04m(into bay window) x 3.51m)

Family Room/Home Office 18'10 x 7'2 (5.74m x 2.18m)

Living Room 19'4 x 10'10 (5.89m x 3.30m)

Breakfast Room 8'2 x 7' (2.49m x 2.13m)

Fitted Kitchen 15'9 x 9'6(maximum measurements) (4.80m x 2.90m(maximum measurements))

FIRST FLOOR RIGHT HAND LANDING

Loft Room 12'9 x 19' (3.89m x 5.79m)

Bathroom

Bedroom 1 14'(into bay window) x 11' (4.27m(into bay window) x 3.35m)

Bedroom 2 11'10 x 9'6(to chimney breast) (3.61m x 2.90m(to chimney breast))

Bedroom 3 8'6 x 15'2 (2.59m x 4.62m)

Bedroom 4 16'10 x 7'2 (5.13m x 2.18m)

Exterior

There are established gardens to the front and rear. Front garden having concreted driveway providing off road parking. Good sized enclosed rear garden with stocked flower beds.

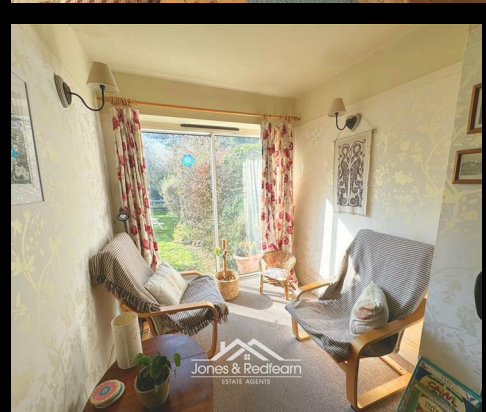
Directions

From Rhyl High Street proceed over Vale Road bridge onto Vale Road, continue along onto Rhuddlan and continue along to the Sainsbury's roundabout. Take the 3rd turning off the roundabout onto Ffordd Derwen, continue down and Blaen Y Coed will be found 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 3rd October 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	64	(55-68) D	
(39-54) E		(39-54) E	



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