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14 TREHEARN DRIVE, RHYL, DENBIGHSHIRE LL18 3RR

£299,950

Nestled in the charming area of Trehearn Drive, Rhyl, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The bungalow boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this property is the generous parking space, accommodating up to six vehicles, which is a rare find in this area.

Set in a tranquil neighbourhood, this home is not only a sanctuary but also conveniently located near local amenities, schools, and transport links, making it an excellent choice for those who value accessibility. Whether you are looking to downsize or seeking a family home, this bungalow presents a wonderful opportunity to enjoy comfortable living in a sought-after location.

Do not miss the chance to make this charming property your own.



Enclosed Porch

Entrance Hall

Walk In Box Room/Cloaks Closet

Lounge 21'4 x 13'6 (6.50m x 4.11m)

Dining Room 15' x 8'8 (4.57m x 2.64m)

Kitchen 12' x 10' (3.66m x 3.05m)

Bedroom 1 15'2 x 13'6 (4.62m x 4.11m)

Bedroom 2 10'8 x 12'4 (3.25m x 3.76m)

Bedroom 3 12'6 x 11'2 (3.81m x 3.40m)

Bathroom

Separate WC

With low flush WC.

Exterior

The property is sited on a large plot, having an ornamental front garden with long concreted driveway providing off road parking for numerous vehicles and leading to the Detached Garage.

Brick Built Lean To Store.

Brick Built Detached Garage 19'8 x 10 (5.99m x 3.05m)

With metal up and over door and having power laid on. Adjacent to the Garage is a Lean To Car Port and a further hardstanding.

Large enclosed rear garden being mainly lawned and having mature trees and shrubs.

Directions

From the Agents office proceed along Russell Road and onto the Coast Road. At the Fire Station turn right onto Lynton Walk, proceed down take the second right into Trehearn Drive, and turn right at the end and Number 14 will be found to the head of the cul de sac.

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 27th January 2025
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		
	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	59	73	(55-68) D		
(39-54) E			(39-54) E		



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