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## 16 Marine Drive, Rhyl, Denbighshire LL18 3AU

Nestled along the picturesque Marine Drive in Rhyl, this unique semi-detached house offers a delightful blend of charm and spacious living. The property stands out with its distinctive character, making it an appealing choice for those seeking a home that is both inviting and full of personality.

As you step inside, you will be greeted by generous living spaces that are perfect for both relaxation and entertaining. The layout is thoughtfully designed to maximise light and space, creating an airy atmosphere throughout.

Each room flows seamlessly into the next, providing a sense of continuity and warmth.

The location is equally impressive, with Marine Drive offering stunning views and easy access to the beautiful coastline. Residents can enjoy leisurely strolls along the beach or partake in various local amenities that Rhyl has to offer.

This property is ideal for those looking for a comfortable and stylish home in a vibrant community. With its unique features and spacious interiors, it presents an excellent opportunity for anyone wishing to settle in this charming seaside town.

Do not miss the chance to make this remarkable property your new home.

The property also benefits from having Planning Permission to construct a Detached Bungalow to its rear. PP Ref No - 45/2008/1220/PF



**£475,000**



## LOWER GROUND FLOOR

### Sitting Room

15'2 x 14'8 (4.62m x 4.47m)

### Utility Room

15'2 x 8'7 (4.62m x 2.62m)

### Office

15'2 x 10'9 (4.62m x 3.28m)

## GROUND FLOOR

### Entrance Porch

### Hallway

### Lounge

20'5 x 15'6 + bay (6.22m x 4.72m + bay )

### Sitting Room

16'1 x 14'6 (4.90m x 4.42m)

### Kitchen

17'6 x 14'4 (5.33m x 4.37m)

### Dining Room

16 x 10'2 (4.88m x 3.10m)

### WC

## FIRST FLOOR

### Bedroom 1

17'4 x 15 (5.28m x 4.57m)

### Bedroom 2

15'5 x 11'4 (4.70m x 3.45m)

### Bedroom 3

15'4 x 11'2 (4.67m x 3.40m)

### Bedroom 4

13'3 x 11'7 (4.04m x 3.53m)

### Shower Room

### WC



## LOFT

### Loft Room 1

### Loft Room 2

## Exterior

The property boasts a large rear garden with a mix of lawned and paved areas perfect for entertaining. The exterior also features useful storage space and a drive way providing off road parking for 3+ vehicles.

## Directions

From our office on Russell Road, proceed along Russell Road and take a left turn into Old Golf Road by Happy Days Childrens Nursery. Proceed to the top of Old Golf Road and take a right onto Marine Drive, proceed along and Number 16 will be found on the right hand side.

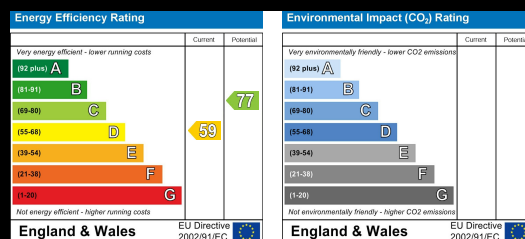
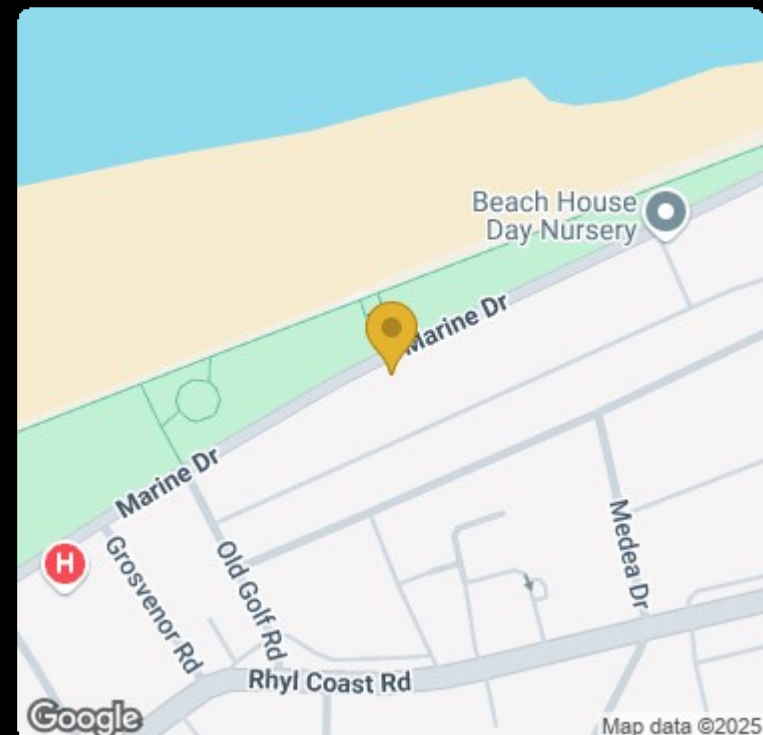
## Agents Notes

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 April 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 E - FREEHOLD







3/5 RUSSELL ROAD, RHYL, LL18 3BS  
CLWYD ESTATES LTD T/A JONES AND REDFEARN

