



jonesandredfearn.com



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27 Church Street, Rhyl, Denbighshire LL18 3AA

**** INVESTMENT PROPERTY ****

An opportunity to acquire a large Terraced House sited conveniently for The Promenade and Rhyl Town Centre and all its amenities which is currently registered as a HMO (House of Multiple Occupation) and providing a steady annual income of approximately £30,000 per annum with Tenants in residence.

The accommodation provides six One Bedroom Apartments all fitted with regulation Kitchens, Bathrooms, fire doors and are fully double glazed. Each of the Flats has their own direct power supply and digital TV aerial link.

The property has a fully wired fire alarm system and has Fire Certificates which are carried out February/August annually and has appropriate fire extinguishers. To the rear of the property is a rear yard with parking for 2/3 vehicles with locked gates and a small locked storage shed.



£300,000

27 Church Street, Rhyl, Denbighshire, LL18 3AA

Good sized three storey Flatlet House providing 6 self contained units producing a gross income of approximately £28,000 per annum. The property benefits from double glazing, fire alarm system, phone entry system and is fully licensed with the local Council as an HMO.

GROUND FLOOR

Shared Entrance Vestibule

Shared Hall. Right Hand lobby with door to exterior.

FLAT 1(Rear)

Entrance Lobby

Lounge

12'5" x 13'1" (3.8 x 4')

Double glazed window.

Kitchen

6'2" x 9'2" (1.9 x 2.8)

Sink unit, storage cupboards and power points. Double glazed window.

Bedroom

8'10" x 13'1" (2.7 x 4')

Double glazed window.

Bathroom

With three piece white suite. Double glazed window.

FLAT 2

Lounge/Kitchen

13'9" x 14'5" (4.2 x 4.4)

Kitchen Area with sink unit, power points and double glazed bay window.

Bathroom

With three piece white suite and double glazed window.

Bedroom

13'5" x 9'6" (4.1m x 2.90m)

Double glazed window.

FIRST FLOOR LANDING

FLAT 3(Rear)

Entrance Hall

Lounge

13'9" x 13'9" (4.2 x 4.2)

Double glazed window and power points.

Bedroom

7'10" x 9'6" (2.40m x 2.90m)

Double glazed window.

En Suite Shower Room off

Shower cubicle, wash hand basin and WC.

FLAT 4

Entrance Lobby

Lounge

13'9" x 14'5" (4.2 x 4.4)

Double glazed bay window and power points.

Kitchen

9'10" x 6'6" (3 x 2')

Sink unit, storage cupboards, power points and double glazed window.

Bathroom

With three piece white suite.

Bedroom
13'5" x 11'1" (4.1 x 3.4)
Double glazed window and power points.

SECOND FLOOR LANDING

FLAT 5(Rear)

Entrance Hall

Lounge
13'9" x 13'1" (4.2 x 4)
Power points and double glazed window.

Bedroom
7'10" x 9'6" (2.4 x 2.9)
Power points and double glazed window.

En Suite Shower off
With shower cubicle, wash hand basin and WC.

FLAT 6

Hallway

Lounge
14'5" x 14'5" (4.4 x 4.4)
Double glazed window and power points.

Kitchen
6'6" x 13'1" (2 x 4)
Sink unit, storage cupboards, power points and double glazed window.

Bedroom
13'5" x 9'6" (4.1 x 2.9)
Double glazed window and power points.

Bathroom
With three piece white suite.

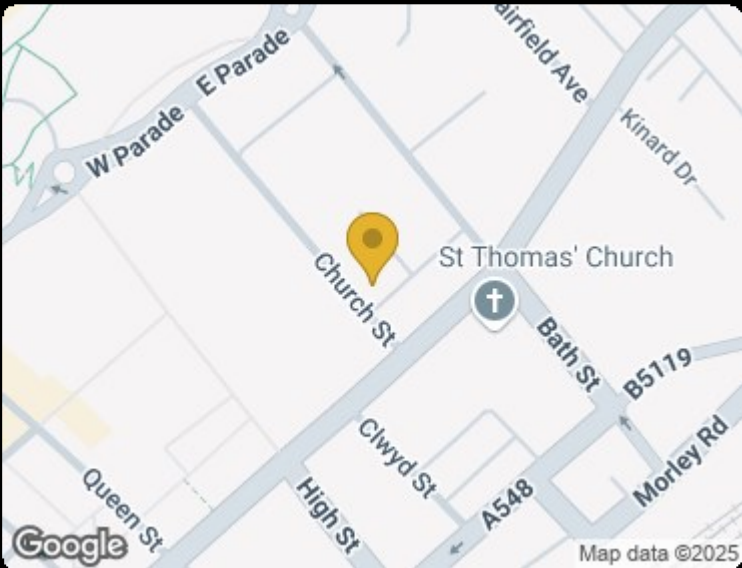
Exterior
Tarmaced front area providing storage for bins and parking for potentially two vehicles. Enclosed surfaced rear yard area with useful storage shed and double gate access off rear entry with potential parking for a number of vehicles.

MAINS WATER, ELECTRIC AND DRAINAGE
FREEHOLD SUBJECT TO CURRENT TENANCIES AND OCCUPATIONS OF THE FLATS.

Directions
From the Agents Office, proceed along Russell Road on foot take the first left onto Church Street and Number 27 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 15th April 2025
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. COUNCIL TAX BAND A - FREEHOLD
10. EACH APARTMENT HAS AN EPC AND IS AVAILABLE AT OUR OFFICE.



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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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

