



jonesandredfearn.com



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£139,000

An opportunity to acquire a semi-detached, 3 bedroom house, nestled on Foryd Road in the charming area of Kimmel Bay, Rhyl, this delightful semi-detached house offers a perfect blend of comfort and convenience. Conveniently located to local amenities and beautiful coastal scenery.

The property briefly affords the following accommodation: Entrance Hall, Inner Hallway, Lounge/Dining Area, Kitchen, Shower Room and 3 good sized bedrooms. To the exterior there are garden areas to front and rear and a driveway proving off road parking and access to the garage. The property also benefits from double glazing, central heating and solar panels.

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



Entrance Hall

Lounge/Diner

20'5 x 12'3 (6.22m x 3.73m)

Kitchen

15 x 7'7 (4.57m x 2.31m)

Bedroom 1

12'4 x 11'5 (3.76m x 3.48m)

Bedroom 2

10'6 x 10'4 (3.20m x 3.15m)

Bedroom 3

10'6 x 10'5 (3.20m x 3.18m)

Shower Room

Exterior

There are garden areas to the front and rear of the property. The front being slabbed with a driveway providing off road parking. To the rear, there is a good sized garden featuring lawned and pebbled areas.

Directions

From the A548 Coast Road(Wellington Road) continue along over the blue bridge onto Kinnel Bay, after the traffic lights take a left onto Llysfaen Avenue and an immediate right onto Foryd Road. Number 109 can be found on the left 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 11th 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 C - 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	91	(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	