



jonesandredfearn.com



01745 351111



info@jonesandredfearn.com



**£190,000**

An opportunity to acquire a charming, 3 Bedroom Detached Bungalow on the popular Regent Road in Rhyl, presenting a wonderful opportunity for those seeking a comfortable and accessible home. Situated in a desirable location, this home is within easy reach of local amenities, including shops, parks, and the beautiful coastline.

The property briefly affords the following accommodation: Hallway, Lounge, Kitchen, 3 Bedrooms, Conservatory and Bathroom. To the exterior of the property, there are garden areas to the front and rear, including a driveway providing off road parking. The property also benefits from gas central heating and double glazing throughout.





### Hallway

### Lounge

13'6 × 11'8 (4.11m × 3.56m)

### Kitchen

14'1 × 10'3 (4.29m × 3.12m)

### Bedroom 1

13'1 × 9'6 (3.99m × 2.90m)

### Bedroom 2

9'9 × 8'7 (2.97m × 2.62m)

### Bedroom 3

9'0 × 8'5 (2.74m × 2.57m)

### Bathroom

### Conservatory

9'5 × 7 (2.87m × 2.13m)

### Loft Room

### Exterior

Garden areas to the front and rear of the property. To the front of the property there is a spacious tarmac drive way providing off road parking for 3+ vehicles. To the rear, there is an enclosed garden area with lawned and slabbed areas, also benefiting from a detached garden room and separate store area.

### Directions

From the Agents office on Russell Road proceed along Russell Road and onto the Coast Road. At the traffic lights turn right onto Tynwydd Road proceed over the bridge and take the first right into Bridgegate Road and third right into Regent Road and Number 19 can be seen 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 24th 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>Energy Efficiency Rating</b>			
Very energy efficient - lower running costs			
(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			
EU Directive 2002/91/EC			
England & Wales		England & Wales	
Current		Current	
Potential		Potential	
74		50	