

Jones & Redfearn

ESTATE AGENTS



The Boulevard, Rhyl

£290,000

A Rare Opportunity to Acquire a Unique 3-Bedroom Detached Home in The Boulevard, Rhyl. Situated in the sought-after area of The Boulevard in Rhyl, this distinctive three-bedroom detached property offers exceptional potential and charm. Set in a peaceful yet well-connected part of North Wales, the home is ideally located near the beautiful coastline and a range of local amenities—perfect for those seeking a balance of tranquility and convenience.

The property has been thoughtfully designed to maximise natural light and space, creating a warm and welcoming atmosphere enhanced by its unique character features. The accommodation briefly comprises: Entrance Hall, Lounge, Kitchen, Dining Room, Ground Floor Bedroom, Bathroom, Separate WC, Side Porch. Upstairs, you will find two generously sized bedrooms and a shower room.

Externally, the home enjoys gardens to both the front and rear, a driveway providing off-road parking, and access to an integral garage. Additional benefits include gas central heating and double glazing throughout.

With its one-of-a-kind features and desirable location, this property is certain to appeal to a wide range of buyers. Early viewing is highly recommended to truly appreciate all that this home has to offer.



Entrance Hall

Lounge

18 x 15'1 (5.49m x 4.60m)

Kitchen

14'4 x 11'6 (4.37m x 3.51m)

Dining Room

12'1 x 10'1 (3.68m x 3.07m)

Bedroom 1

13'9 x 12'6 (4.19m x 3.81m)

Bathroom

WC

Side Porch

Landing

Bedroom 2

20 x 16 (6.10m x 4.88m)

Bedroom 3

16'1 x 13'4 (4.90m x 4.06m)

Shower Room

Garage

Exterior

Garden areas to the front and rear of the property. To the front, the property boasts a spacious, low-maintenance garden featuring a brick-paved driveway with off-road parking for three or more vehicles. A decorative pebble stone area is complemented by established floral borders and greenery, adding charm and curb appeal. The rear garden is fully enclosed, offering a private outdoor space with a combination of slabbed, pebbled, and concrete areas—ideal for seating, entertaining, or further landscaping to suit personal taste.

Directions

From Rhyl High Street, cross over the railway bridge onto Vale Road and continue straight onto Rhuddlan Road. After passing Ysgol Dewi Sant on your right, take the next left onto The Boulevard. Follow the road straight ahead, going over the roundabout—No. 10 will be located 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 16th July 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 F - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
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			
Current		Potential	
63		75	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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