

Jones & Redfearn

ESTATE AGENTS



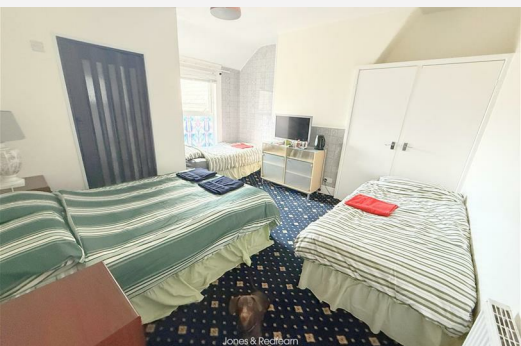
River Street, Rhyl

£225,000

A substantial three-storey terraced property, currently operating as a 14-bedroom guest house, situated in the popular coastal town of Rhyl, North Wales. Offering versatile accommodation across all floors, this property presents an excellent investment opportunity for those looking to continue its established use or adapt it for alternative purposes.

The property's generous layout, with multiple en-suite facilities and communal spaces, makes it ideal for continued guest house use, multi-let accommodation, or conversion to other residential or commercial purposes (subject to necessary consents).

Located close to Rhyl's town centre, promenade, and transport links, this property benefits from a sought-after position in a busy seaside location, ensuring strong potential for both leisure and long-term stays.



Entrance Vestibule
Entrance Hall
Inner Hallway
Bedroom 1
13'3 x 12 (4.04m x 3.66m)
Ensuite
Bedroom 3
15 x 7'4 (4.57m x 2.24m)
Bedroom 4
10 x 6 (3.05m x 1.83m)
Kitchen
Bedroom 2
11'1 x 8'6 (3.38m x 2.59m)
Shower Room
Inner Hallway
Utility

Bedroom 5
7'8 x 5'9 (2.34m x 1.75m)
First Floor Landing
Bedroom 6
13'9 x 12'2 (4.19m x 3.71m)
Ensuite

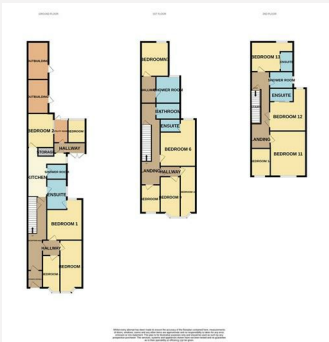
Bedroom 7
11'2 x 9 (3.40m x 2.74m)
Bedroom 8
9 x 6 (2.74m x 1.83m)
Bedroom 9
12'7 x 6'2 (3.84m x 1.88m)
Bedroom 10
13'7 x 5 (4.14m x 1.52m)
Shower Room
Bathroom

Second Floor Landing
Bedroom 11
14'9 x 12'3 (4.50m x 3.73m)
Bedroom 12
14'2 x 12 (4.32m x 3.66m)
Ensuite
Bedroom 13
12'6 x 10'6 (3.81m x 3.20m)
Ensuite
Bedroom 14
9 x 6 (2.74m x 1.83m)
Bathroom

Exterior
To the rear of the property there is a good sized private yards with two further out rooms that could be used for multiple purposes.

Directions
From the Agents office take the second right onto Bath Street and the first right onto Brighton Road. Continue through the traffic lights onto Kimmel Street, turn right onto Elwy Street and take the left onto Wellington Road. Continue along taking the 3rd turning right into River Street, proceed along and Number 14 will 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 19th September 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. The vendor of this property is one of the owners of Jones & Redfearn



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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



jonesandredfearn.com



01745 351111



info@jonesandredfearn.com

