

Jones & Redfearn

ESTATE AGENTS



Llys Bedwen, Rhyl

£230,000

NO ONWARD CHAIN

Nestled in the charming area of Llys Bedwen, Rhyl, this delightful detached 3 bedroom house presents an excellent opportunity for those seeking a comfortable family home. The property boasts a spacious layout, ideal for both relaxation and entertaining. Located in Rhyl, this home is conveniently situated near local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

As you enter the property, you are greeted by a welcoming hallway that leads to a generous sized lounge, well-appointed kitchen / diner, conservatory and WC. To the first floor the property presents 3 well sized bedrooms and a family bathroom. Outside, the property benefits from garden areas to the front and rear, with a driveway providing off road parking and a detached garage.

With its appealing features, no onward chain and prime location, this detached house in Llys Bedwen is a wonderful opportunity not to be missed. Viewings are highly recommend to fully appreciate what this property has to offer.



Hallway

Lounge

15'3 x 11'3 (4.65m x 3.43m)

Kitchen / Diner

15'6 x 11'6 (4.72m x 3.51m)

Conservatory

WC

Landing

Bedroom 1

11'4 x 11'4 (3.45m x 3.45m)

Bedroom 2

11'4 x 8'4 (3.45m x 2.54m)

Bedroom 3

8'5 x 7 (2.57m x 2.13m)

Bathroom

Detached Garage

17'7 x 8'8 (5.36m x 2.64m)

Exterior

There are garden areas to the front and rear of the property. The front of the property offers a lawned area, a large driveway providing off road parking for 3+ vehicles and access to the detached garage. The rear of the property offers an enclosed garden area with lawned, slabbed and pebbled areas, with a useful storage shed and gated access to a further side garden area.

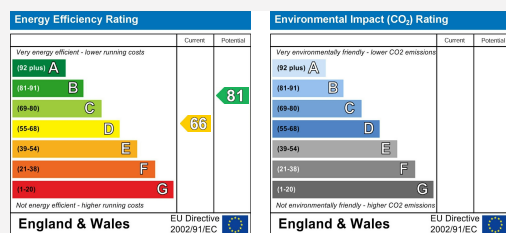
Directions

From our office on Russell Road proceed along Russell Road taking a second right into Bath Street. Proceed down to the bottom of Bath Street and turn left onto Brighton Road. Proceed along Brighton Road, over Grange Road bridge and onto Grange Road. Continue along and on the junction of Grange Road and Dyserth Road. Continue along Dyserth Road and take the third left into Fford Elan, Follow the road down, take the second exit on the mini round about and continue along the road and take the second left turning on to Llys Bedwen, and number 1 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 17th June 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 D - FREEHOLD



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