

# Jones & Redfearn

## ESTATE AGENTS



## Bryn Avenue, Kinmel

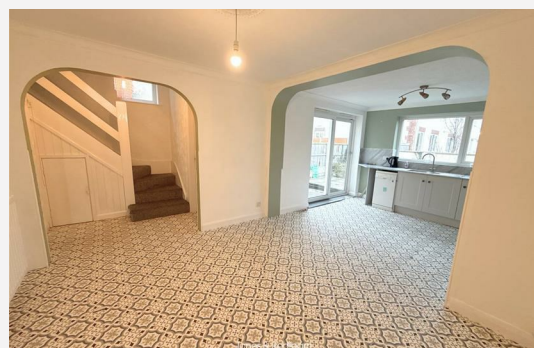
**£249,950**

Nestled in the charming area of Bryn Avenue, Kinmel Bay, this delightful detached house presents an excellent opportunity for buyers seeking a spacious and comfortable home. Situated in the picturesque coastal town of Rhyl, this home benefits from proximity to local amenities, schools, and beautiful beaches, making it perfect for those who appreciate both convenience and leisure. The surrounding area is known for its friendly community and vibrant atmosphere, providing a wonderful environment for families and individuals alike.

The property affords the following accommodation:

To the ground floor there is an Entrance Porch, Lounge, Kitchen / Diner, WC and Utility area. To the first floor there are 4 bedrooms and a family bathroom. There are garden areas to the front and rear, with a spacious garage and driveway providing off road parking.

This property is a fantastic opportunity for anyone looking to settle in a desirable location, combining comfort, space, and a sense of community. Do not miss the chance to make this charming house your new home.



## Porch

7'7 x 3'3 (2.31m x 0.99m)

## Lounge

18'1 x 15'4 (5.51m x 4.67m)

## Kitchen/Diner

19'9 x 10'9 (6.02m x 3.28m)

## WC

## Utility

## Landing

## Bedroom 1

12'8 x 11'3 (3.86m x 3.43m)

## Bedroom 2

12'2 x 10'8 (3.71m x 3.25m)

## Bedroom 3

10'2 x 6'9 (3.10m x 2.06m)

## Bedroom 4

8'8 x 6'2 (2.64m x 1.88m)

## Bathroom

## Garage

32'1 x 8'5 (9.78m x 2.57m)

## Exterior

There are garden areas to the front and rear of the property, with a garage and driveway providing off road parking.

## Directions

From Rhyl proceed over the Blue Harbour Bridge onto Foryd Road, take a first right and then first left into Bryn Avenue. Number 16 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 23rd December 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



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



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