

# Jones & Redfearn

ESTATE AGENTS



## John Street, Rhyl

**£199,950**

Nestled in the heart of Rhyl on John Street, this impressive property offers a unique opportunity for those seeking a spacious family home or a potential investment. With a generous area, this residence boasts an abundance of space. The location is particularly advantageous, as it places you within easy reach of local amenities, schools, and the beautiful coastline that Rhyl is renowned for.

The accommodation briefly affords: Porch, Entrance Hall, Living Room, Lounge, Kitchen, 2 Bathrooms & 8 Bedrooms. To the exterior there is a small front garden area and enclosed courtyard area to the rear with access gates off.

In summary, this residence on John Street is a rare find, combining spacious living with a prime location. Whether you are looking to create a family haven or explore the possibilities of a rental investment, this property presents a remarkable opportunity. With its rich history and potential for personalisation, it is a property that should not be overlooked.



**Ground Floor**

**Porch**

**Hallway**

**Lounge (Front)**

16'4" x 12'4" (4.98m x 3.76m)

**Living/Dining Room**

10'9" x 10'5" (3.30m x 3.20m)

**Kitchen**

11'2" x 10'6" (3.40m x 3.20m)

**Bedroom 1**

13'5" x 10'11" (4.11m x 3.35m)

**En Suite WC**

**First Floor**

**Rear Landing**

**WC**

**Bathroom**

**Rear Bedroom 3**

10'5" x 9'8" (3.20m x 2.97m)

**Front Landing**

**Front Right Hand Room**

16'2" x 10'9" (4.95m x 3.30m)

**Centre Bedroom 2**

4.11m x 3.25m (1.22m.3.35mm x 0.91m.7.62mm)

**Front Left Hand Bedroom 4**

10'0" x 6'0" (3.05m x 1.83m)

**Second Floor**

**Rear Landing**

**Bathroom**

**Rear Bedroom 7**

8'2" x 10'5" (2.49m x 3.20m)

**Front Landing**

**Front Right Hand Bedroom 5**

13'5" x 10'9" (4.11m x 3.30m)

**Centre Bedroom 6**

13'10" x 10'9" (4.22m x 3.28m)

**Front Left Hand Bedroom 8**

5'10" x 9'10" (1.78m x 3.00m)

**Exterior**

Metal personnel gate to small front garden being concreted. Enclosed rear courtyard being mainly concreted. Access gates off rear entry to potential parking space.

**Directions**

Proceed down High Street turning right onto Kinmel Street and bear right at the end onto Elwy Street. Turn left onto Wellington Road(A548) continue along and take the second turning on the right into John Street and Number 41 will be found 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 18th May 2026
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 tbc - 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	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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