



Llys Bedwen, Rhyl

Offers Over £225,000

Situated in the sought-after and quiet cul-de-sac of Llys Bedwen, Rhyl, this well-presented detached three-bedroom home occupies a desirable corner plot and offers spacious, versatile living ideal for families or professionals. Conveniently located close to local amenities, schools and transport links, the property combines comfort with practicality.

The accommodation briefly comprises a welcoming entrance hallway, a generous lounge perfect for relaxing or entertaining, and a well-appointed kitchen/diner providing ample space for family meals. A bright conservatory to the rear adds further living space overlooking the private garden, while a convenient ground floor WC completes the layout.

To the first floor are three well-proportioned bedrooms, two benefiting from mirrored fitted wardrobes, along with a family bathroom.

Externally, the property continues to impress with gardens to both the front and rear. The rear garden enjoys a high degree of privacy and is not overlooked, creating an ideal space for outdoor enjoyment. The home also benefits from a long driveway providing off-road parking for 3-4 vehicles, along with a garage with electric supply.

Additional features include a fitted alarm system for added peace of mind.

This attractive home offers a fantastic opportunity for buyers seeking a property in a peaceful residential setting with excellent space both inside and out. With no onward chain, the purchase process can be smooth and straightforward.

Viewing is highly recommended to fully appreciate all that 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 & Redfean 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 ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	
66	81		
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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