

Jones & Redfearn

ESTATE AGENTS



Llys Sion, Rhyl

Offers Around £240,000

NO ONWARD CHAIN

Nestled in the charming area of Llys Sion, Rhyl, this delightful detached bungalow offers a perfect blend of comfort and convenience. Ideal for those seeking a peaceful retreat, the property boasts a spacious layout that is both inviting and functional. The surrounding area is peaceful, yet conveniently located near local amenities, schools, and transport links.

As you step inside, you will be greeted by the following accommodation: Hallway, Lounge, Dining Room, Kitchen, 3 well sized bedrooms and a family shower room. Outside, the property benefits from lovely gardens to front and rear, with a garage and driveway providing off road parking.

The property also benefits from double glazing throughout, gas central heating and solar panels.

This detached bungalow in Llys Sion is a rare find, combining a desirable location with a comfortable living space. Do not miss the opportunity to make this charming bungalow your own.



Hallway

Lounge

15' x 10'7 (4.57m x 3.23m)

Dining Room

10'2 x 8'6 (3.10m x 2.59m)

Kitchen

11'7 x 10'5 (3.53m x 3.18m)

Bedroom 1

12'6 x 8'5 (3.81m x 2.57m)

Bedroom 2

11'7 x 8'6 (3.53m x 2.59m)

Bedroom 3

10'6 x 9'5 (3.20m x 2.87m)

Bathroom

8'5 x 7'4 (2.57m x 2.24m)

Garage

Exterior

The property enjoys attractive gardens to both the front and rear, together with a garage and driveway providing convenient off-road parking. The front garden features a combination of lawned and paved areas, along with a concrete driveway offering space for two vehicles. Side access is available via two gates leading to the rear garden. To the rear, the garden is laid mainly to lawn with additional paved seating areas, creating a bright, private, and low-maintenance outdoor space—ideal for relaxation or entertaining.

Directions

From our office proceed along Russell Road taking the second right into Bath Street, at the bottom of Bath Street turn left into Brighton Road, continue along Brighton Road, continue along Brighton Road over Grange Road bridge onto Grange Road passing parrys corner and onto Dyserth Road. Proceed along taking a left turn into the Park View Estate. Proceed down the main estate road to the mini roundabout. Proceed over the mini roundabout following the road around following and take the third turning on the left hand side into Llys Dewi and then first left into Llys Sion and Number 7 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 4th November 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 ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(92 plus) A	83	(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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
Current	Potential	Current	Potential
Environmental Impact (CO₂) Rating			
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 environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



jonesandredfearn.com



01745 351111



info@jonesandredfearn.com

