

# Jones & Redfearn

## ESTATE AGENTS



Jones & Redfearn

## Elm Grove, Rhyl

**£275,000**

Nestled in the charming area of Elm Grove, Rhyl, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two inviting reception rooms and good sized kitchen provide ample opportunity for relaxation and entertaining, making it easy to host gatherings with friends and family.

The well-appointed shower room ensures that daily routines are both practical and pleasant. Additionally, the property boasts parking for multiple vehicles, a valuable feature in this sought-after location, allowing for easy access and convenience.

Elm Grove is known for its friendly community atmosphere and proximity to local amenities, including shops, schools, and parks, making it an excellent choice for those looking to settle in a vibrant area. This semi-detached house is not just a place to live; it is a home where memories can be made. With its generous living space and desirable location, this property is sure to attract interest.

The property also benefits from gas central heating, double glazing, CCTV and security alarms.



**Porch**

**Entrance Hall**

**Lounge**

15'6 x 12 (4.72m x 3.66m)

**Sitting/Dining Room**

22'5 x 11'9 (6.83m x 3.58m)

**Kitchen**

17'6 x 8'6 (5.33m x 2.59m)

**Landing**

**Bedroom 1**

15'6 x 10 (4.72m x 3.05m)

**Bedroom 2**

13'7 x 9'4 (4.14m x 2.84m)

**Bedroom 3**

10'4 x 8'7 (3.15m x 2.62m)

**Bedroom 4**

9 x 8'7 (2.74m x 2.62m)

**Shower Room**

**Detached Garage**

**Exterior**

Garden areas to front and rear of the property. Front having a lawn area and concrete driveway providing off road parking. To the rear of the property there is a large enclosed garden area, with lawned and slabbed areas, with gated access to the detached garage with further parking for multiple vehicles.

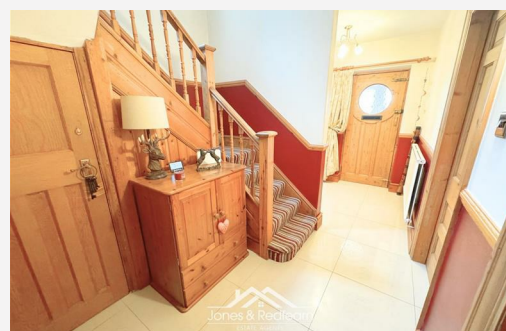
**Directions**

From the Agents office proceed along Russell Road towards the Coast Road and take the 9th turning on the right hand side just before the Fire Station into Elm Grove proceed around and Number29 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 15th April 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.



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current                 | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 |
| (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 energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales                                                 | EU Directive 2002/91/EC |



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