



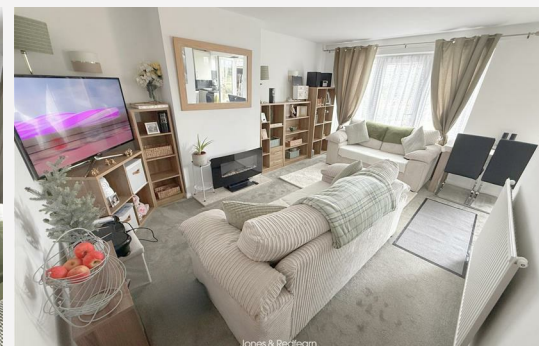
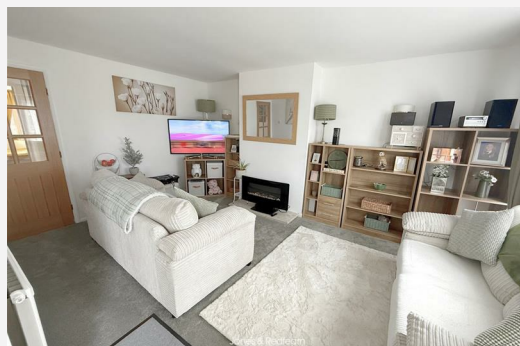
## Bryn Morfa, Rhyl

**£265,000**

Nestled within the sought-after Bryn Morfa area of Bodelwyddan, this beautifully presented detached bungalow offers a superb combination of comfort, style, and convenience. Ideally situated close to a range of local amenities, with excellent access to the A55 Expressway and Ysbyty Glan Clwyd Hospital, the property is perfectly positioned for both commuting and everyday living.

The bungalow has been tastefully modernised throughout and briefly comprises an inviting entrance hallway, a spacious lounge, a contemporary kitchen, three well-proportioned bedrooms, and a modern family bathroom. Externally, the property benefits from generous gardens to both the front and rear, with the rear garden enjoying a particularly private and peaceful setting. Additional features include a detached garage and ample off-road parking via a private driveway.

This charming bungalow presents an excellent opportunity for those seeking comfortable, single-storey living in a desirable location. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.



## Hallway

## Lounge

15'9 x 11'0 (4.80m x 3.35m)

## Kitchen

10'2 x 9'6 (3.10m x 2.90m)

## Bedroom 1

10'11 x 10'10 (3.33m x 3.30m)

## Bedroom 2

11'1 x 9'8 (3.38m x 2.95m)

## Bedroom 3

9'6 x 8'2 (2.90m x 2.49m)

## Bathroom

6'4 x 5'5 (1.93m x 1.65m)

## Detached Garage

## Exterior

The property benefits from garden areas to the front and rear of the property. The property is approached via a generous frontage, offering ample off-road parking on a low-maintenance gravelled driveway. A wide concrete driveway extends to the side of the bungalow, providing additional parking and access to a detached garage. The front garden has been designed for ease of upkeep, creating an attractive and practical outdoor space with excellent kerb appeal.

To the rear, the property enjoys a generous and well-maintained garden, predominantly laid to lawn and offering an excellent degree of privacy. The spacious plot provides ample room for outdoor entertaining, family activities and gardening enthusiasts, whilst mature trees and established boundary planting create an attractive backdrop. A patio seating area adjoins the bungalow, with useful garden storage and open views beyond enhancing the feeling of space.

## 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 June 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 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) A	85	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	71	(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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