

# Jones & Redfearn

## ESTATE AGENTS



## Llys Hendre, Rhyl

**£340,000**

No Onward Chain

Nestled in the charming cul de sac of Llys Hendre, off Princes Road, Rhuddlan, this delightful detached home offers a perfect blend of comfort, space and practicality. The property enjoys a peaceful residential setting while remaining conveniently located for local amenities and the beautiful coastline of nearby Rhyl.

The accommodation briefly comprises a spacious entrance hall leading to the lounge, dining room, kitchen, study and WC. To the first floor, there is a landing providing access to four well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from gardens to both the front and rear, along with a driveway providing off-road parking and a large detached garage.



## Hallway

## Lounge

15'8 x 12'8 (4.78m x 3.86m)

## Dining Room

12'8 x 10'4 (3.86m x 3.15m)

## Kitchen

13'11 x 9'3 (4.24m x 2.82m)

## Study

7'9 x 5'10 (2.36m x 1.78m)

## WC

7'9 x 2'11 (2.36m x 0.89m)

## Landing

## Bedroom 1

13'11 x 12'8 (4.24m x 3.86m)

## Ensuite

8'10 x 2'11 (2.69m x 0.89m)

## Bedroom 2

13'11 x 10'11 (4.24m x 3.33m)

## Bedroom 3

12'2 x 8'10 (3.71m x 2.69m)

## Bedroom 4

10'2 x 8'9 (3.10m x 2.67m)

## Bathroom

7'6 x 5'6 (2.29m x 1.68m)

## Garage

## Exterior

The property is approached via a private driveway providing ample parking for multiple vehicles and leading to a large detached garage, while the front garden is predominantly laid to lawn, offering an attractive open aspect and plenty of space for landscaping if desired.

The rear of the property benefits from a low-maintenance, garden featuring a large paved patio, ideal for outdoor dining and entertaining. Two timber storage sheds provides useful external storage, while mature hedging to the boundaries creates a good level of privacy. Sliding patio doors from the house offer a seamless connection between the indoor living space and the garden, making it perfect for family life and summer gatherings.

## 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 20th July 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 F - FREEHOLD



| 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                             |         | England & Wales                                                 |         |
| EU Directive 2002/91/EC                     |         | EU Directive 2002/91/EC                                         |         |



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