

# Jones & Redfearn

ESTATE AGENTS



## Cross Street, Rhuddlan

**£177,500**

**\*\*NO ONWARD CHAIN\*\***

Nestled in the charming area of Cross Street, Rhuddlan, this delightful terraced house offers a perfect blend of comfort and convenience. Located in Rhuddlan, you will find yourself in a vibrant community with easy access to local amenities, schools, and transport links. The picturesque surroundings and rich history of the area add to the appeal, making it a wonderful place to call home.

The property offers well-presented accommodation comprising a porch, lounge, hallway, kitchen with integrated appliances, landing, two well-proportioned bedrooms, and a bathroom. Externally, there are gardens to both the front and rear, with parking available to the front and rear.

This home on Cross Street is not just a property; it is a place where memories can be made. Whether you are looking to invest or seeking a new home, this charming residence is well worth your consideration.



**Porch**  
5'9 x 3'4 (1.75m x 1.02m)

**Lounge**  
14'8 x 11'4 (4.47m x 3.45m)

**Kitchen**  
11'5 x 8'6 (3.48m x 2.59m)

**Hallway**

**Landing**

**Bedroom 1**  
12'2 x 10'7 (3.71m x 3.23m)

**Bedroom 2**  
12'7 x 8'4 (3.84m x 2.54m)

**Bathroom**  
5'9 x 5'3 (1.75m x 1.60m)

**Exterior**  
The property benefits from a spacious, low-maintenance front area featuring paving and a pathway. To the rear, there is a private enclosed yard offering a good degree of privacy, complete with a shed providing useful storage space.

**Directions**  
From Rhyl proceed to Rhuddlan. On reaching Rhuddlan take the third exit off the Golf Club roundabout onto Rhyl Road and proceed onto High Street. Continue down and at the mini roundabout proceed across taking the next road on the left into Parliament Street, take the next right in to Cross Street and Number 10 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 Tuesday 21st October 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 C - FREEHOLD  
11. The property is located in a Conservation Area



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>84</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> 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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