

# Jones & Redfearn

## ESTATE AGENTS



## Cwm Road, Rhyl

**£360,000**

Set in the heart of the picturesque village of Dyserth, Rhyl, this charming semi-detached home on Cwm Road offers a perfect balance of comfort, space, and breathtaking natural surroundings. With outstanding coastal and mountain views, this property is more than just a home—it's a sanctuary.

Boasting three spacious reception rooms and an open plan kitchen / diner, the interior is thoughtfully designed for both relaxed family living and stylish entertaining. Flooded with natural light, each room exudes warmth and invites you to unwind in a peaceful setting.

Upstairs, you'll find three generously sized bedrooms, ideal for families, guests, or those working from home. Two contemporary bathrooms ensure daily routines are seamless, offering both convenience and privacy.

Step outside to discover the true standout features of this home: a private balcony where you can soak in the stunning views, and a large garden perfect for outdoor dining, gardening, or simply enjoying the fresh countryside air.



## Entrance Porch

## Kitchen

21'2 x 7'4 (6.45m x 2.24m)

## Dining Area

16'2 x 11'8 (4.93m x 3.56m)

## Utility Room

## Inner Hallway

## Lounge

16'3 x 12'1 (4.95m x 3.68m)

## Sun Room

11'4 x 8'5 (3.45m x 2.57m)

## Landing

## Bedroom 1

14 x 11'4 (4.27m x 3.45m)

## Ensuite

## Bedroom 2

11'4 x 9'2 (3.45m x 2.79m)

## Bedroom 3

9'6 x 6'5 (2.90m x 1.96m)

## Bathroom

## Exterior

The exterior of this property is impressive, offering both practicality and space. To the front, a neat brick-paved driveway provides off-road parking for multiple vehicles, enhancing everyday convenience. At the rear, you'll find a generously sized garden designed for versatility and enjoyment. The space is thoughtfully laid out with a well-maintained lawn, a paved patio area ideal for outdoor dining or relaxing, and a separate concrete section that offers additional functionality. This spacious and well-organised outdoor area is ideal for families, keen gardeners, or anyone who loves spending time outside.

## Directions

From the Agents Office proceed over the railway bridge, onto Vale Road and onto Rhuddlan Road continuing along to Rhuddlan. At the Golf Club roundabout proceed straight across and continue along onto the village of Dyserth. At the traffic lights turn right onto St Asaph Road, bearing first left onto Cwm Road and continue up the hill and number 68 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.
10. COUNCIL TAX BAND D - 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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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