



Diane Drive, Rhyl

£175,000

Tucked away in the sought-after Diane Drive area of Rhyl, this charming detached bungalow offers an ideal blend of comfort, convenience, and coastal living. Rhyl's stunning shoreline and lively community create a welcoming setting, with a range of local amenities just moments away—perfect for those seeking an enjoyable and well-connected lifestyle.

The property provides a warm and inviting layout, briefly comprising: Entrance Hallway, Lounge/Diner, Inner Hallway, Kitchen, Two Bedrooms, Shower Room, and Conservatory. Outside, the home benefits from front and rear gardens, along with a driveway offering convenient off-road parking.

With no onward chain, this appealing bungalow presents a fantastic opportunity for anyone looking to enjoy relaxed, comfortable living in a desirable location—whether you're searching for your next home or a promising investment. Viewing is highly recommended.



Entrance Vestibule

7'5 x 4'3 (2.26m x 1.30m)

Lounge / Dining Room

19'4 x 11'9 (5.89m x 3.58m)

Inner Hallway

Kitchen

10'1 x 7'3 (3.07m x 2.21m)

Bedroom 1

11'7 x 10'9 (3.53m x 3.28m)

Bedroom 2

11'3 x 7'4 (3.43m x 2.24m)

Shower Room

7'3 x 7'3 (2.21m x 2.21m)

Conservatory

9'6 x 9'1 (2.90m x 2.77m)

Exterior

The property occupies a generous plot with well-presented gardens to the front, side and rear. The front garden offers ample off-road parking for multiple vehicles, featuring a smart brick-laid driveway, enclosed fencing, and gated access for added privacy and security. Attractive planted and shrubbed borders add a touch of greenery and kerb appeal.

To the rear, the garden is private and fully enclosed, benefiting from further brick-laid seating and patio areas, ideal for outdoor dining or relaxing. There is also useful outdoor storage, making the space both practical and enjoyable. The side section of the property continues from the main driveway, currently enclosed with fencing and gated access, and provides a direct route into the rear garden—offering excellent versatility for additional parking, storage, or future use.

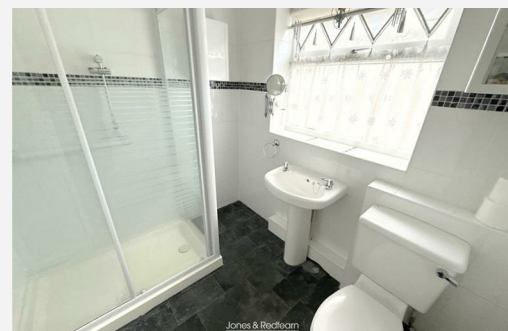
Directions

From High Street proceed over the bridge onto Vale Road and continue onto Rhuddlan Road. Turn right onto Pen y Cefndy and proceed into Frances Avenue and Diane Drive will be found on the left with Number 3 being 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
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 ₂) Rating	
Current	Potential	Current	Potential
61	79		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	



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