

Jones & Redfearn

ESTATE AGENTS



Kinard Drive, Rhyl

£299,950

Nestled on the sought-after Kinard Drive in Rhyl, this delightful detached residence offers an excellent opportunity to acquire a beautifully presented three-bedroom home. Set within a town celebrated for its stunning coastal scenery and vibrant community, the property provides the perfect balance of tranquillity and convenience—ideal for those seeking a welcoming neighbourhood with excellent amenities close at hand.

The ground floor accommodation comprises an entrance porch, hallway, lounge, dining room, modern kitchen, conservatory, and a practical utility room. To the first floor, there are three generously sized bedrooms along with a well-appointed family bathroom. Externally, the home benefits from gardens to both the front and rear, complemented by a driveway providing off-road parking and a detached garage.

With its appealing layout, generous proportions, and highly desirable location, this property on Kinard Drive presents a wonderful opportunity to create your next home. Viewing is highly recommended to appreciate all it has to offer.



Porch

Hallway

Lounge

14' 3" x 12' 5" (4.27m 0.91m x 3.66m 1.52m)

Bi-folding glazed doors then leads into the:

Dining Room

14' 5" x 12' 5" (4.27m 1.52m x 3.66m 1.52m)

Kitchen

16' 1" x 10' 4" (4.88m 0.30m x 3.05m 1.22m)

Conservatory

12' 5" x 8' 6" (3.66m 1.52m x 2.44m 1.83m)

Utility

5' 3" x 4' 3" (1.52m 0.91m x 1.22m 0.91m)

Landing

Bedroom 1

14' 6" x 12' 5" (4.27m 1.83m x 3.66m 1.52m)

Bedroom 2

14' 2" x 12' 5" (4.27m 0.61m x 3.66m 1.52m)

Bedroom 3

11' 10" x 10' 5" (3.35m 3.05m x 3.05m 1.52m)

Bathroom

8' 4" x 7' 10" (2.44m 1.22m x 2.13m 3.05m)

Garage

13' 11" x 8' 1" (3.96m 3.35m x 2.44m 0.30m)

Detached garage with electric garage door, power and lighting.

Exterior

To the exterior, there are garden areas to the front and rear of the property. To the front, ample off-street parking is provided on a patterned concrete driveway, which leads to a single detached garage complete with power supply and an electric garage door. To the rear there is a beautifully presented enclosed rear garden, offering a wonderful space to relax, particularly during the summer months. The garden also features a greenhouse and an outside tap.

Directions

From the Agents office proceed along Russell Road and take the third turning on the right hand side in to Kinard Drive and Number 18 will be found on the left 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 1st September 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 ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(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			
EU Directive 2002/91/EC			
England & Wales			
		Environmental Impact (CO₂) Rating	
		Very environmentally friendly - lower CO ₂ emissions	
		(92 plus) A	
		(81-91) B	
		(69-80) C	
		(55-68) D	
		(39-54) E	
		(21-38) F	
		(1-20) G	
		Not environmentally friendly - higher CO ₂ emissions	
		EU Directive 2002/91/EC	
		England & Wales	



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