



Llys Sion, Rhyl

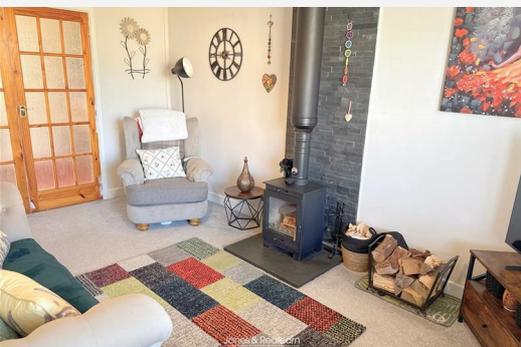
Offers Over £220,000

Nestled in the sought-after and peaceful area of Llys Sion, Rhyl, this beautifully presented detached bungalow offers a wonderful blend of comfort, character and practicality. Situated in a quiet residential setting while remaining close to local amenities and the popular Rhyl coastline, the property provides an ideal balance of convenience and tranquility.

Upon entering, you are welcomed by a bright entrance hall which leads into the spacious lounge, featuring an attractive fireplace with log burner, creating a warm and inviting focal point. Double opening doors lead through to a stunning second reception room, currently used as a dining room. This impressive space boasts a striking vaulted ceiling, giving the room a real sense of character and making it stand out from many similar properties. A uPVC sliding patio door allows natural light to flood the room and provides direct access to the rear garden.

From the dining area, there is access to a modern fitted kitchen complete with built-in appliances and finished to an immaculate standard, offering both style and practicality.

An inner hallway leads to three well-proportioned bedrooms and a contemporary shower room. The property also benefits from ample storage throughout, ensuring a practical and functional layout.



Entrance Hall

Lounge

15'8 x 10'6 (4.78m x 3.20m)

Dining Hall

15'1 x 9'8 (4.60m x 2.95m)

Kitchen

11'8 x 8'10 (3.56m x 2.69m)

Inner Hallway

Bedroom 1

13'1 x 10'9 (3.99m x 3.28m)

Bedroom 2

10'9 x 8'6 (3.28m x 2.59m)

Bedroom 3

9'3 x 7'7 (2.82m x 2.31m)

Shower Room

8'6 x 6'10 (2.59m x 2.08m)

Detached Garage

16'4 x 8'1 (4.98m x 2.46m)

Exterior

Gardens to front and rear, with the front garden incorporating a driveway providing off-road parking, a gated entrance to further parking, and a long driveway leading to and providing access to the detached garage.

The rear garden offers a private and enclosed outdoor space, ideal for relaxing or entertaining. It provides a versatile area suitable for seating, dining, or light gardening, creating a pleasant and practical extension of the home.

Directions

From our office proceed along Russell Road taking the second right into Bath Street, at the bottom of Bath Street turn left into Brighton Road, continue along Brighton Road, continue along Brighton Road over Grange Road bridge onto Grange Road passing parrys corner and onto Dyserth Road. Proceed along taking a left turn into the Park View Estate. Proceed down the main estate road to the mini roundabout. Proceed over the mini roundabout following the road around following and take the third turning on the left hand side into Llys Dewi and then first left into Llys Sion and Number 5 can be seen 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 6th January 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 D - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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 ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



jonesandredfearn.com



01745 351111



info@jonesandredfearn.com

