

Jones & Redfearn

ESTATE AGENTS



Llys Taf, Rhyl

£274,950

An opportunity to acquire a charming 3 bedroom detached house located in the sought after area of Llys Taf, Rhyl, a vibrant town known for its beautiful beaches and rich history. The detached nature of this property offers privacy and tranquillity giving the perfect blend of peaceful living and easy access to local amenities.

The property boasts stunningly designed, spacious accommodation including: lounge, dining area, fully equipped Kitchen with integrated appliances, Utility Room and Cloakroom with WC to the Ground Floor. To the First Floor the House features three generously sized bedrooms, with Bedroom 1 having an En Suite and Bedrooms 2 and 3 having built in storage and a family Bathroom. To the exterior of the property there are garden areas to the front and rear with a driveway providing off road parking and access to garage.

The property also benefits from gas central heating and double glazing and has recently been refurbished in the last 12 months having a new Kitchen, Utility Room, En Suite, gutters, fascia's, down pipes, ceilings plastered and décor throughout.



Entrance Hall

Lounge

11'2 x 14

Dining Area

9'6 x 8'9

Kitchen

9'6 x 8'2

Utility Room

Cloakroom

Bedroom 1

14'5 x 14'1

Ensuite

Bedroom 2

11'7 x 8'2

Bedroom 3

9'1 x 9'4

Bathroom

Garage

Exterior

To the exterior of the property there are garden areas to the front and rear. The front of the property offers a lawn area and driveway providing parking space for four vehicles, giving access to the garage. To the rear of the property there are lawn and paved areas.

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 and turn right. Proceed and take the first left and follow the road on for number 7.

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 16th September 2024
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 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ 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 CO₂ emissions	
84	57		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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