



## Rhuddlan Road, Rhyl

**Offers Over £225,000**

Located on the sought-after Rhuddlan Road, this beautifully presented three-bedroom semi-detached property offers the ideal balance of character and contemporary living. Perfectly positioned close to local amenities, reputable schools, and excellent transport links.

The Ground Floor comprises an Open Porch leading into a welcoming hallway, a bright and spacious Lounge, a separate Dining Room, and a stylish open-plan Kitchen/Living area – perfect for modern-day living and entertaining.

Upstairs, the First-Floor landing gives access to three well-proportioned Bedrooms and a family bathroom.

Externally, the home boasts garden areas to both the front and rear, along with a private driveway offering off-road parking. The property also benefits from double glazing and central heating.

This is a fantastic opportunity to own a lovely home in one of Rhyl's most desirable areas. Early viewing is highly recommended to fully appreciate what this property has to offer.



# Open Porch

## Hallway

## Lounge

11'8 x 11'7 (3.56m x 3.53m)



## Kitchen

18'6 x 16'8 (5.64m x 5.08m)

## Dining Room

11'8 x 10'7 (3.56m x 3.23m)

## Landing

### Bedroom 1

12'3 x 11 (3.73m x 3.35m)



### Bedroom 2

11'9 x 9'9 (3.58m x 2.97m)



### Bedroom 3

7'8 x 7'4 (2.34m x 2.24m)

## Exterior

The front of the property features a driveway with off-road parking for two or more vehicles, along with a slabbed area. The rear garden is a generous size, offering a mix of lawned, slabbed, and pebble-dashed sections—ideal for outdoor living and low-maintenance upkeep.



## Directions

From Rhyd High Street proceed over Vale Road bridge and on to Vale Road, continue along onto Rhuddlan Road and Number 63 can 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 23rd May 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 C - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(58-68) D	(58-68) D	(58-68) D	(58-68) D
(51-54) E	(51-54) E	(51-54) E	(51-54) E
(21-36) F	(21-36) F	(21-36) F	(21-36) F
(1-20) G	(1-20) G	(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	



jonesandredfearn.com



01745 351111



info@jonesandredfearn.com

