



## Trellewelyn Road, Rhyl

**£170,000**

Nestled on the charming Trellewelyn Road in Rhyl, this delightful semi-detached house offers a perfect blend of comfort and convenience. Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living.

The property briefly affords the following accommodation: Porch, Hallway, Lounge, Dining Room, Kitchen, Storage, Landing, 3 Bedrooms and family Bathroom. There are garden areas to the front and rear with a driveway providing off road parking.

Whether you are looking to settle down or invest, this property on Trellewelyn Road presents a wonderful opportunity to enjoy all that Rhyl has to offer. Don't miss your chance to make this charming house your new home.



## Porch

6'0 x 2'7 (1.83m x 0.79m)

## Hallway

## Lounge

13'6 x 11'11 (4.11m x 3.63m)



## Dining Room

11'11 x 9'11 (3.63m x 3.02m)

## Kitchen

9'11 x 7'3 (3.02m x 2.21m)



## Landing

## Bedroom 1

13'6 x 10'11 (4.11m x 3.33m)

## Bedroom 2

10'9 x 9'11 (3.28m x 3.02m)

## Bedroom 3

8'9 x 7'10 (2.67m x 2.39m)

## Bathroom

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



## Exterior

Garden areas to the front and rear of the property, the front having a lawn area, concrete driveway providing off road parking with gated access to the enclosed rear garden having lawn, paved and pebble dash areas.



## 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 12th February 2026
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. COUNCIL TAX BAND C - FREEHOLD
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.



| Energy Efficiency Rating  |   | Environmental Impact (CO <sub>2</sub> ) Rating |                         |
|---|---|--|-------------------------|
|   |   | Current  | Potential               |
| Very energy efficient - lower running costs                     |   |  |                         |
| (92 plus)   | A |  |                         |
| (81-91)   | B |  |                         |
| (69-80)   | C |  |                         |
| (55-68)   | D |  |                         |
| (31-54)   | E |  |                         |
| (21-30)   | F |  |                         |
| (1-20)  | G |  |                         |
| Not energy efficient - higher running costs                     |   |  |                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |  |                         |
| (92 plus)   | A |  |                         |
| (81-91)   | B |  |                         |
| (69-80)   | C |  |                         |
| (55-68)   | D |  |                         |
| (31-54)   | E |  |                         |
| (21-30)   | F |  |                         |
| (1-20)  | G |  |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |  |                         |
| England & Wales   |   | EU Directive 2002/91/EC                        | EU Directive 2002/91/EC |



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