



## Llys Sion, Rhyl

**£230,000**

Nestled in the charming area of Llys Sion, Rhyl, this delightful detached bungalow offers a perfect blend of comfort and convenience. With a generous living space, this property is ideal for families or those seeking a peaceful retreat.

Situated in a tranquil neighbourhood, this property benefits from a serene environment while still being within easy reach of local amenities. Rhyl is known for its beautiful coastline and vibrant community, making it an excellent choice for those who appreciate both nature and social activities.

The accommodation is beautifully presented throughout and comprises the following: Entrance Hall, Lounge with feature fireplace and log burner, Living / Dining Hall with vaulted ceiling, Kitchen, Inner Hallway, Three well-proportioned bedrooms, and a Shower Room. Externally, the bungalow offers ample off-street parking, a detached garage, and a private rear garden, ideal for outdoor relaxation or entertaining.



## 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 Dysert 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 (CO2) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO2 emissions (92 plus) A	
(81-91) B		(81-91) B	
(70-80) C		(69-80) C	
(55-68) D		(55-68) D	
(31-54) E		(31-54) E	
(21-30) F		(21-30) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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