

Jones & Redfearn

ESTATE AGENTS



St. Georges Crescent, Rhyl

£250,000

Tucked away in the sought-after St. Georges Crescent area of Rhyl, this charming detached house offers an exciting opportunity for families or individuals seeking a project with great potential. Boasting a generous layout, excellent storage options, and a prime location, it's a property not to be overlooked.

Perfectly positioned, the home combines a peaceful setting with convenient access to local amenities. Rhyl's stunning coastline, welcoming community, and vibrant atmosphere make it an ideal spot for those seeking a balanced lifestyle.

The accommodation is arranged as follows:

Ground Floor – Entrance porch leading into an inner hallway, spacious lounge, versatile sitting/dining room, kitchen, side porch with storage, and a WC.



Porch

Hallway

Lounge

16 x 12'7 (4.88m x 3.84m)

Sitting / Dining Room

12'8 x 12 (3.86m x 3.66m)

Kitchen

10'4 x 10 (3.15m x 3.05m)

Side Porch

WC

Landing

Bedroom 1

16'1 x 12'8 (4.90m x 3.86m)

Bedroom 2

12'8 x 12 (3.86m x 3.66m)

Bedroom 3

10'5 x 10'1 (3.18m x 3.07m)

Bathroom

Exterior

The property boasts well-maintained gardens to both the front and rear. At the front, a concrete driveway provides off-road parking for multiple vehicles, complemented by pebble-dashed areas for low-maintenance appeal. The driveway leads to a detached garage, offering additional storage or workshop potential. To the rear, the garden is equally well-kept, featuring a neat lawn and practical concrete seating or patio areas, ideal for outdoor enjoyment.

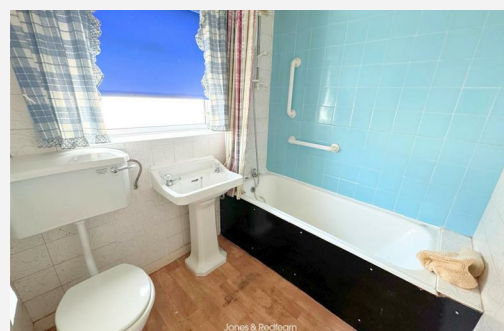
Directions

From the Agents Office proceed along Russell Road taking the seventh turning on the right hand side into Bryntirion Avenue and continue down into St Georges Crescent and Number 7 is located on the right hand side following the bend.

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 15th August 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 E - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	
	78		
	58		



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