

# Jones & Redfearn

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## ESTATE AGENTS



## Brighton Road, Rhyl

### £650,000

Nestled on the sought-after Brighton Road in Rhyl, this impressive detached residence offers an exceptional 2,842 square feet of well-proportioned accommodation, making it an ideal home for growing families or those seeking generous living space. The property showcases a charming and characterful exterior that blends seamlessly with the surrounding area, while the interior combines period charm with practical, modern living.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge, well-appointed kitchen, separate utility room, dining room, sitting room, and ground floor WC. To the first floor are five generous double bedrooms, two of which benefit from en-suite facilities, along with a family bathroom and separate WC.

Externally, the property enjoys gated access to a private driveway providing ample off-road parking, complemented by large gardens and useful outbuildings—ideal for storage, hobbies, or further potential.

Situated in a convenient and well-connected location, the home benefits from close proximity to local amenities, reputable schools, and excellent transport links, making it perfectly suited to both families and professionals.

With its spacious layout, characterful features, and prime location, this outstanding detached home on Brighton Road represents a rare opportunity to acquire a truly special property. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.





## Entrance Hall

## Lounge

16'11 x 14'12 (5.16m x 4.27m)

## Kitchen

18'1 x 14 (5.51m x 4.27m)

## Utility Room

## Dining Room

17 x 14'11 (5.18m x 4.55m)

## Sitting Room

16'12 x 9'11 (4.88m x 3.02m)

## WC

## First Floor Landing

## Bedroom 1

15 x 14'10 (4.57m x 4.52m)

## Ensuite

5'7 x 4'11 (1.70m x 1.50m)

## Bedroom 2

14'11 x 14 (4.55m x 4.27m)

## Ensuite

6'3 x 5'9 (1.91m x 1.75m)

## Bedroom 3

13'8 x 10'11 (4.17m x 3.33m)

## Bedroom 4

17 x 9'12 (5.18m x 2.74m)

## Bedroom 5

13'11 x 12'6 (4.24m x 3.81m)

## Bathroom

9'11 x 9'4 (3.02m x 2.84m)

## WC

## Exterior

The property boasts a striking and characterful exterior that immediately captures attention. Set behind secure gated access, the house benefits from a private driveway providing ample off-road parking. The property is surrounded by large, well-established gardens, offering a high degree of privacy and an attractive outdoor setting. A selection of outbuildings further enhances the exterior space, providing excellent storage or potential for a variety of uses. Overall, the exterior combines charm, space, and practicality, creating a strong first impression and an inviting approach to this substantial family home.

## 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 Friday 23rd 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 G - FREEHOLD
11. In accordance with Section 21 of the Estate Agents Act 1979, we hereby disclose that a personal interest exists in the sale of this property. The owner of the property is a Director of this estate agency firm.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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