

# Jones & Redfearn

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## ESTATE AGENTS



## Merllyn Road, Rhyl

**£225,000**

Nestled on the charming Merllyn Road in Rhyl, this delightful detached bungalow offers a perfect blend of comfort and convenience. Surrounded by the natural beauty of Rhyl, this home is not only a comfortable living space but also a gateway to the stunning coastal scenery and local amenities.

The property briefly affords the following accommodation: Entrance Hall, Inner Hallway, Lounge, Kitchen, 3 Bedrooms and a shower room. The property also benefits from a garage, and garden areas surrounding the property with a driveway providing off road parking.

Whether you are looking to settle down or seeking a holiday home, this bungalow on Merllyn Road presents an excellent opportunity to enjoy a relaxed lifestyle in a vibrant community. Don't miss the chance to make this charming property your own.





### Entrance Hall

10'5 x 3'10 (3.18m x 1.17m)

### Inner Hallway

### Lounge

15'11 x 14'5 (4.85m x 4.39m)

### Kitchen

8'11 x 7'11 (2.72m x 2.41m)

### Bedroom 1

13'1 x 9'10 (3.99m x 3.00m)

### Bedroom 2

10'1 x 9'10 (3.07m x 3.00m)

### Bedroom 3

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

### Shower Room

6'4 x 5'5 (1.93m x 1.65m)

### Garage

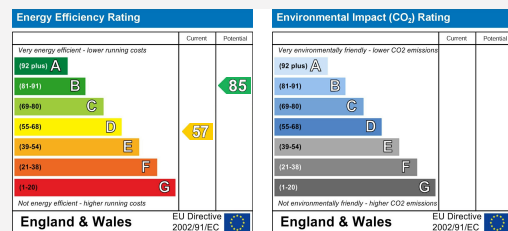
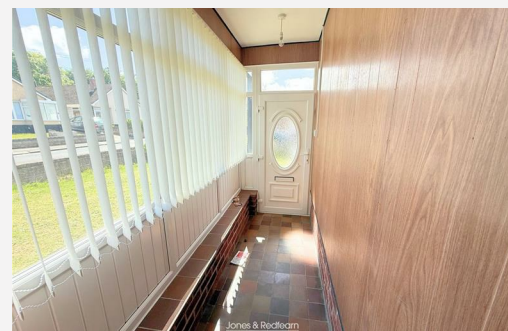
### Exterior

The property benefits from generous surrounding gardens, with the front and right-hand side mainly laid to lawn, complemented by pathways, off-road parking via a driveway, and access to the garage. To the left-hand side of the property is an enclosed garden area incorporating both concrete and paved sections, providing a practical and low-maintenance outdoor space.

### 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 11th May 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 C - FREEHOLD



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