

Jones & Redfearn

ESTATE AGENTS



Marine Drive, Rhyl

£399,500

Set along the ever-popular Marine Drive in Rhyl, this impressive and characterful semi-detached home offers exceptional space across multiple levels, making it ideal for growing families, multi-generational living, or those seeking flexible accommodation with future potential.

The ground floor welcomes you with a welcoming entrance hall leading to a spacious lounge, an additional reception room, a dining room perfect for entertaining, a well-appointed kitchen, a convenient WC, The lower ground floor adds a fantastic level of versatility, featuring a further lounge, a second kitchen, a shower room, and a bedroom or office space—perfect for guest accommodation, independent living, or working from home.

Upstairs, the first floor offers four generously sized bedrooms along with bathrooms, providing ample and comfortable space for family living. The second floor boasts two large loft rooms, offering excellent potential as



LOWER GROUND FLOOR

Sitting Room

15'2 x 14'8 (4.62m x 4.47m)

Utility Room

15'2 x 8'7 (4.62m x 2.62m)

Office

15'2 x 10'9 (4.62m x 3.28m)

GROUND FLOOR

Entrance Porch

Hallway

Lounge

20'5 x 15'6 + bay (6.22m x 4.72m + bay)

Sitting Room

16'1 x 14'6 (4.90m x 4.42m)

Kitchen

17'6 x 14'4 (5.33m x 4.37m)

Dining Room

16 x 10'2 (4.88m x 3.10m)

WC

FIRST FLOOR

Bedroom 1

17'4 x 15 (5.28m x 4.57m)

Bedroom 2

15'5 x 11'4 (4.70m x 3.45m)

Bedroom 3

15'4 x 11'2 (4.67m x 3.40m)

Bedroom 4

13'3 x 11'7 (4.04m x 3.53m)

Shower Room

WC

LOFT

Loft Room 1

Loft Room 2

Exterior

The property boasts a large rear garden with a mix of lawned and paved areas perfect for entertaining. The exterior also features useful storage space and a drive way providing off road parking for 3+ vehicles.

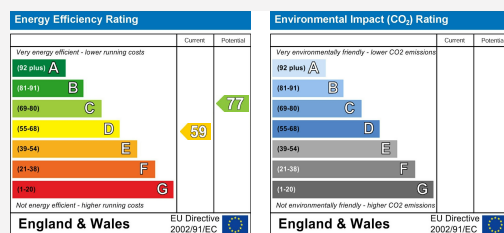
Directions

From our office on Russell Road, proceed along Russell Road and take a left turn into Old Golf Road by Happy Days Childrens Nursery. Proceed to the top of Old Golf Road and take a right onto Marine Drive, proceed along and Number 16 will be found on the right 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 3rd April 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



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