REID & ROBERTS

INDEPENDENT ESTATE AGENTS



123 Trellewelyn Road

Rhyl, LL18 4NA

Offers Over £145,000

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Accommodation Comprises

A UPVC door with a decorative frosted glass inset to the side elevation leads into the:

Entry

Bright and welcoming, an exposed brick feature wall, wood-effect tiled flooring and a ceiling light complete the space.

An open doorway leads you into the hallway.

Hallway

Having a panelled radiator, ceiling light, smoke alarm, loft access and wood-effect laminate flooring, a built-in cupboard with shelving and courtesy light offers practical storage solutions. From here, doors provide direct access to the living room, kitchen, two bedrooms and bathroom.

Living Room

Bright and inviting, a large UPVC double-glazed window to the front elevation allows ample natural light to fill the room. Finished with a panelled radiator, power points, ceiling and wall lights, the living room is ideally suited for unwinding or entertaining guests.

Kitchen

The kitchen is brand new, presenting a stylish, modern finish. Housing a range of matching gloss wall, base and drawer units with a complementary work surface over and tiled splashback, integrated appliances include an electric oven and four-ring electric hob with space for a fridge freezer and washing machine.

Neatly housing the boiler, additional features include a stainless steel sink with a drainer and swan-neck mixer tap, two useful storage cupboards both with shelving, ceiling light, power points, wood-effect tiled flooring and large UPVC double-glazed windows to the front and side elevations, creating a bright and airy space.

Bedroom One

Continuing the fresh, neutral style that flows throughout the property, the bright main bedroom comfortably fits a double bed and additional furniture. Finishes include a panelled radiator, power points, ceiling light and a UPVC double-glazed window to the rear elevation, providing pleasant natural light whilst peacefully overlooking the rear patio.

Bedroom Two / Second Reception Room

Situated to the rear, the second bedroom is a comfortable and versatile room, allowing suitability for a variety of lifestyle needs including as a single bedroom or nursery, home office or separate dining room. It benefits from a UPVC double glazed window to the rear elevation, a panelled radiator, ceiling light and a power point.

Bathroom

A three-piece suite comprising a pedestal sink with taps, a low-flush W.C and a panelled bath with taps and a wall-mounted electric shower and adjustable headset above. Finishes of the space include fully tiled walls and wood-effect laminate flooring for easy maintenance, ceiling light, panelled radiator, coved ceiling, useful over-head storage cupboards and a UPVC double-glazed frosted window to the side elevation, ensuring privacy whilst maintaining natural light.

Detached Garage

A detached garage with newly fitted wooden doors to the front and a window to the side allows for additional practical storage solutions.

External

The property is approached via off-road parking for multiple vehicles, bordered by a dwarf brick wall and wooden fence panels. From here, you can access the property, rear garden and detached garage.

To the rear, the garden has been designed with low-maintenance living in mind. Enclosed by wooden fence panels for privacy, a patio allows for ideal outdoor seating to entertain or al fresco dining.

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ESTAS Best in Postcode Award Winners 2026

Reid & Roberts Estate and Letting Agents are proud ESTAS Best in Postcode Award Winners 2026, recognised for outstanding customer service and local property expertise.

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MISDESCRIPTION ACT

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

DISCLAIMER

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

TENURE

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

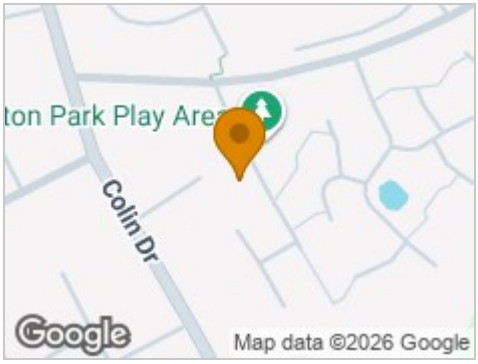








Road Map



Hybrid Map

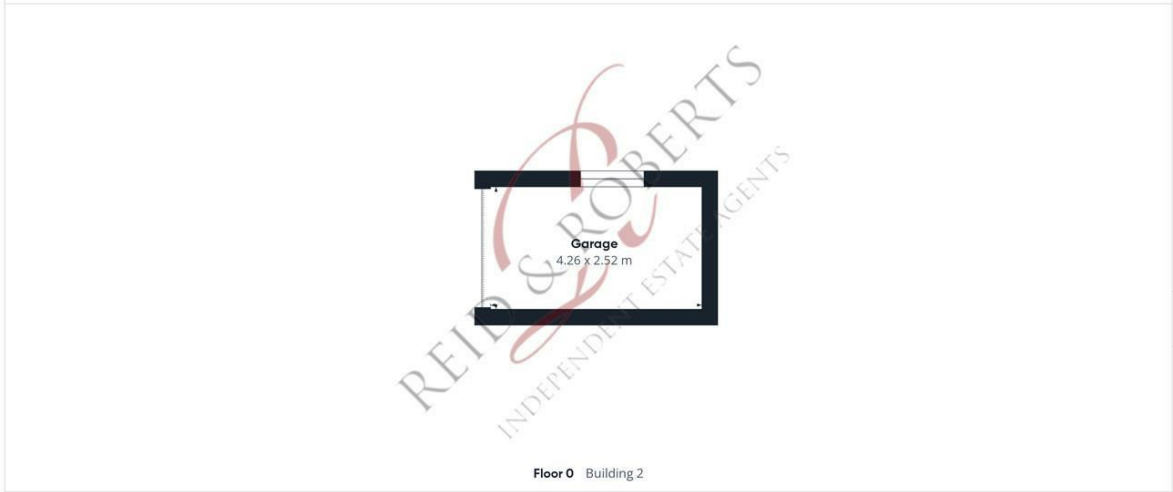


Terrain Map



Floor Plan





Approximate total area(1)
64.7 m²

(1) Excluding balconies and terraces

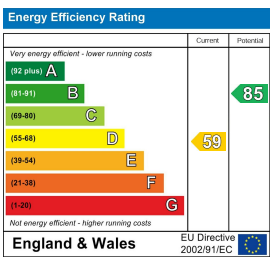
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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