

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
Gwerthwyr Tai ac Arwerthwyr

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The Property Ombudsman Registration Number - N00766-0



94 Pendyffryn Road North, Rhyl, Denbighshire LL18 4DD Offers Around £180,000

An opportunity to acquire an extended semi detached family home being conveniently located for Schools, Parade of Shops on Parys Corner and briefly affording the following well arranged accommodation: Hall, Living Room, Extended Lounge with Dining Area, Fitted Kitchen with built in appliances. Three Bedrooms and Bathroom with four piece suite. Feature gardens to front and good sized rear garden. The property benefits from white uPVC Double Glazing and Gas Central Heating.



Open Canopy Porch

Giving access to white uPVC double glazed front door and matching windows. Giving access to

Entrance Hall

Radiator, power points, laminate flooring and useful storage cupboard understairs.

Living Room

14'(into half round bay window) x 11'3 (4.27m(into half round bay window) x 3.43m)

Feature marble style fire surround and matching hearth. Power points, radiator, wiring for wall lights and laminate flooring.

Extended Lounge

23' x 11'3 (7.01m x 3.43m)

Feature fire surround with marble style hearth and back with electric living flame style heater fitted. Two radiators, power points, laminate flooring and white uPVC double glazed double French doors giving aspect and access to the feature rear garden.

Kitchen

18'9 x 6'2 (5.72m x 1.88m)

Fitted out with high gloss fronted base units complimented by rounded edge work surfaces and tiled splash backs. Integral fridge, freezer, washing machine and tumble dryer. Inset stainless steel sink unit with tower mixer taps. Halogen touch electric hob with extractor chimney over and eye level electric fan assisted oven. Power points, vinyl floor covering, two white uPVC double glazed windows and Worcester gas central heating boiler.

First Floor Landing

Original stained glass window and laminate flooring.

Bedroom 1

14'4 x 10'2(into half round bay window) (4.37m x 3.10m(into half round bay window))

White uPVC double glazed units, power points, laminate flooring, radiator and a range of useful floor to ceiling sliding doored wardrobes down one wall.

Bedroom 2

13'7 x 10'3 (4.14m x 3.12m)

Radiator, laminate flooring and white uPVC double glazed window.

Bedroom 3

8' x 7' (2.44m x 2.13m)

Radiator, power points, laminate flooring and white uPVC double glazed window and built in storage cupboard.

Bathroom

Comprising of a four piece white suite including low flush W.C. Bidet, Pedestal wash hand basin and panelled bath with Triton electric shower fitted having glass splash screen. Feature tiled walls and ceramic tiling to floor. Ladder style radiator, built in cylinder airing cupboard. Two white uPVC double glazed windows with frosted glass, extractor fan and inset spotlights. Loft access with pull down ladder and light to roof space.

Exterior

The gardens are a particularly attractive feature. Front garden being ornamentally laid out with patterned coloured concrete and gravelled borders. Driveway giving access to the rear with further parking space. Enclosed rear garden with matching patterned concrete patio area. Stocked borders, artificial turf with block pavior borders. To the rear of the garden a further flagged patio area with Timber Chalet/Tool Store. Outside cold water tap.

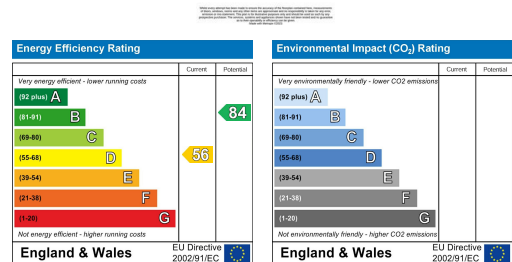
Directions

From the Agents Office on Russell Road proceed along and onto the Coast Road. At the traffic lights turn right onto Tynewydd Road proceed along over the bridge and take the second right onto Larkmount Road continue along into Pendyffryn Road North and Number 94 can be seen 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 23rd January 2023
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0



Nicholas Redfearn
Non Practising Consultant - David K. Jones BSc(Hons) FRICS Registered Valuer
Practice Manager- Louise Bullock

