

# 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

**REDUCED**



## 23 Fairfield Avenue, Rhyl, LL18 3EE Offers Around £180,000

NO ONWARD CHAIN

An opportunity to acquire a Semi Detached House sited on a popular residential road close to The Promenade and Rhyl Town Centre and its amenities.

The accommodation briefly affords: Front Hall, Lounge, Rear Hall and Kitchen/Diner.

To the First Floor are 3 Bedrooms and a Contemporary Fitted Bathroom with white 3 piece suite.

To the exterior is a front garden area and rear enclosed Courtyard.

This character property is a Grade II Listed Building.





Part glazed entrance door to

### Front Hall

Tiled floor, radiator, power points and part panelled wall.

### Lounge

15' x 20'6 (4.57m x 6.25m)

Fire surround with living flame gas fire fitted(not tested). Two radiators, power points and tiled floor. Coved ceiling.

### Rear Hall

Tiled floor and stairs off. Understairs cupboard with electric meter.

### Kitchen/Diner

12'6 x 21'4 (3.81m x 6.50m)

Fitted out with a range of white faced base and wall mounted units with formica topped work surfaces having tiled splash backs. Inset stainless steel sink unit with mixer tap, rinsing sink and single drainer. Inset gas hob with filter hood over and built in electric oven and grill(not tested). Formica topped peninsular breakfast bar, power points, radiator and plumbing for automatic washing machine. Floor standing Baxi gas fired central heating boiler(not tested). Tiled floor, coved ceiling and part timber panelled walls. Door to REAR PORCH with part glazed door to the rear courtyard.

### FIRST FLOOR FRONT LANDING

Carpet and power point.

### Bathroom

Fitted out with a contemporary three piece white suite comprising of shaped and tiled panelled bath having Triton shower control unit over with glazed splash screen and shower attachment off tap. Vanity unit with wash hand basin and tower mixer tap having cupboards below. Low flush WC, radiator, tiled walls, tiled floor and coved and textured ceiling.

### Bedroom 1

15'4 (plus bay window) x 20'9 (4.67m (plus bay window) x 6.32m)

Fitted wardrobes, two radiators, power points and coved ceiling.

### Rear Landing

Carpet.

### Bedroom 2

13'2 x 9'8 (4.01m x 2.95m)

Fitted wardrobes and radiator.

### Bedroom 3

8'4 x 11'6(in to wardrobe) (2.54m x 3.51m(in to wardrobe))

Radiator and fitted wardrobe.

### Exterior

Personnel gate to enclosed front garden that has flower bed and is mainly paved. Enclosed rear courtyard area which is surfaced and having pedestrian access on to the rear entry.

### Directions

From the Agents office proceed along Russell Road taking the third turning left into Fairfield Avenue, proceed to the top and Number 23 will be found on the right hand side just before The Promenade.

### Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested. We understand the electric is currently disconnected.
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 18th April 2023
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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			