

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers  
Gwerthwyr Tai ac Arwerthwyr

3/5 Russell Road, Rhyl, LL18 3BS

Telephone: 01745 351111 & 334467

Email: [info@jonesandredfearn.com](mailto:info@jonesandredfearn.com) Website: [www.jonesandredfearn.com](http://www.jonesandredfearn.com)

The Property Ombudsman Registration Number - N00766-0

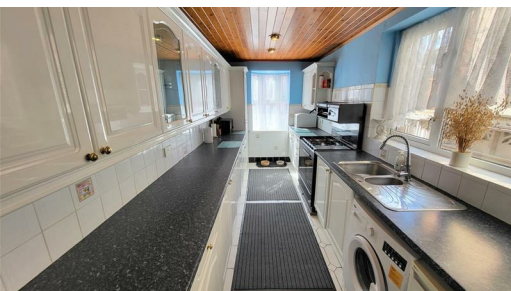
**REDUCED**



## 25 Palace Avenue, Rhyl, Denbighshire LL18 1HS

An opportunity to acquire a large Semi Detached House that would suit family occupation located to the west of the town centre in close proximity of the Sea Front & Promenade and being convenient for the Town Centre & Schools.

The property briefly affords: Hall, 2 Reception Rooms, Fitted Kitchen, Shower Room and Living Room/ Ground Floor Bedroom, . To the First Floor: Bathroom, Separate Toilet and 5 Bedrooms. To the Second Floor: 3 Attic Rooms that are currently being used as Bedrooms, Separate WC and Built in Dressing Room. Gas CH and uPVC double glazing. Gardens to the front and rear. Front garden being ornamentally laid out with parking for 2-3 cars and enclosed rear area providing vehicular access from the rear.



**£224,950**

# Carlton House, 25 Palace Avenue, Rhyl, Denbighshire, LL18 1HS

## Open Canopy Porch

Leading to glazed front door and matching windows, giving access to

## Entrance Hall

Power points, radiator, carpet and useful storage cupboard under stairs.

## Lounge

12'10 x 17'(into half round bay window) (3.91m x 5.18m(into half round bay window) )

With white uPVC double glazed units. Feature fire surround with marble style hearth and back. Radiator, power points and carpet.

## Dining Room

12'8 x 16'10(into half round bay window) (3.86m x 5.13m(into half round bay window))

With white uPVC double glazed units. Radiator, carpet and power points.

## Kitchen

19'4 x 7'2 (5.89m x 2.18m)

Range of white gloss effect fronted base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Inset stainless steel sink unit with rinsing sink and mixer tap. Gas cooker point, plumbing for automatic washing machine and also included is a fridge and freezer. Ceramic tiling to floor, power points and two white uPVC double glazed windows.

## Living Room(could be used as Bedroom)

14' x 11'6 (4.27m x 3.51m)

Radiator, power points and parquet block flooring.

## Shower/Utility Room Off

Having wash hand basin in vanity unit, low flush WC and shower enclosure with electric shower fitted. Two white uPVC double glazed windows with frosted glass and ceramic tiling to floor.

Utility Room: Radiator and wall mounted Ideal gas fired combination central heating boiler. Ceramic tiling to floor, power points and white uPVC double glazed window with frosted glass.

## FIRST FLOOR LANDING

Carpet, power point.

## Separate WC

Low flush WC

## Bathroom

With low flush WC, panelled bath having electric shower fitted, vinyl floor covering, radiator and white uPVC double glazed window with frosted glass.

## Bedroom 1

7'4 x 11'2 (2.24m x 3.40m)

Radiator, carpet, power points and pedestal wash hand basin. White uPVC double glazed window.

## Bedroom 2

10'4 x 11'2 (3.15m x 3.40m)

Radiator, carpet, power points and wash hand basin. White uPVC double glazed window.

## Bedroom 3

17'2(into bay window) x 17'2'10 (5.23m(into bay window) x 5.23m)

White uPVC double glazed bay window, radiator, carpet, power points and wash hand basin.

## Bedroom 4

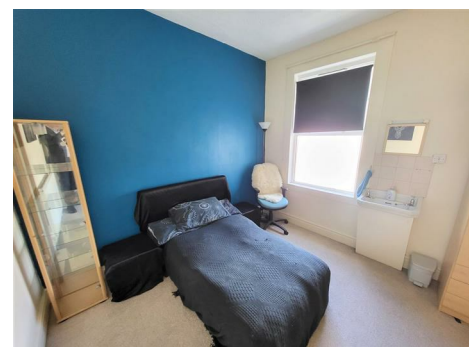
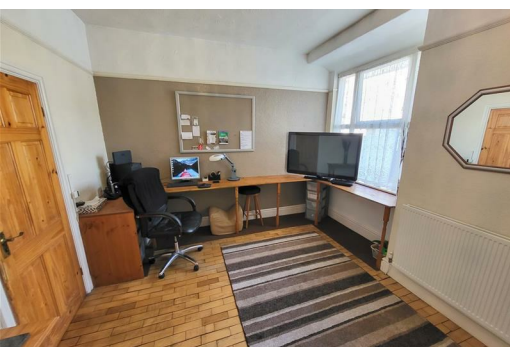
12'8 x 17'2(into half round bay window) (3.86m x 5.23m(into half round bay window))

With white uPVC double glazed units. Radiator, power points carpet and pedestal wash hand basin.

## Bedroom 5

13'8 x 8' (4.17m x 2.44m)

White uPVC double glazed windows. Power points, radiator, carpet and pedestal wash hand basin.



## SECOND FLOOR LANDING

Carpet

### Separate WC

With low flush WC.

### Attic Room 1 (currently used as Bedroom)

13'2 x 13'9 (4.01m x 4.19m)

Power points, carpet, radiator and Velux type skylight window with double glazed sealed unit. Wash hand basin in vanity unit and useful storage cupboard.

### Built In Dressing Room

10'6 x 6'6 (3.20m x 1.98m)

### Attic Room 2 (currently used as Bedroom)

9'5 x 13' (2.87m x 3.96m)

Power points, radiator, carpet and white uPVC double glazed window.

### Attic Room 3 (currently used as Bedroom)

10'8 x 7'6 (3.25m x 2.29m)

Radiator, power points, carpet and white uPVC double glazed window.

### Exterior

Ornamentally laid out front garden providing off road parking for 2-3 cars and stocked borders. Gate access to the rear. Enclosed rear area which is ornamentally laid out providing vehicular access from the rear. Large timber Tool Store and flagged patio areas. Outside cold water tap.

### Directions

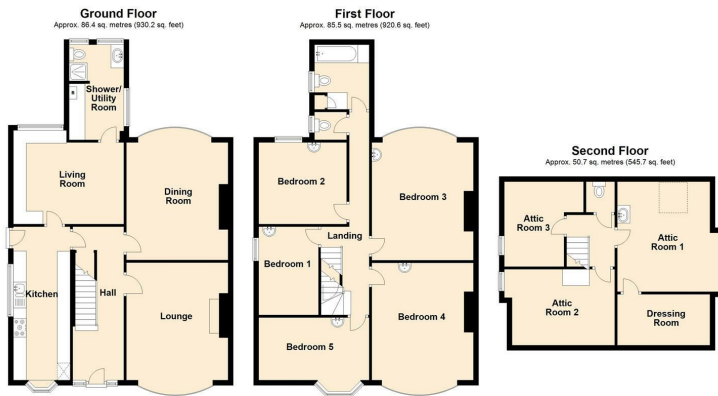
Proceed down the High Street turning right at the end onto Kinmel Street and bear right at the end onto Elwy Street. Turn left at the end onto Wellington Road continue along taking the seventh turning right into Palace Avenue and Number 25 can be found on the right hand side.

### Agents Notes

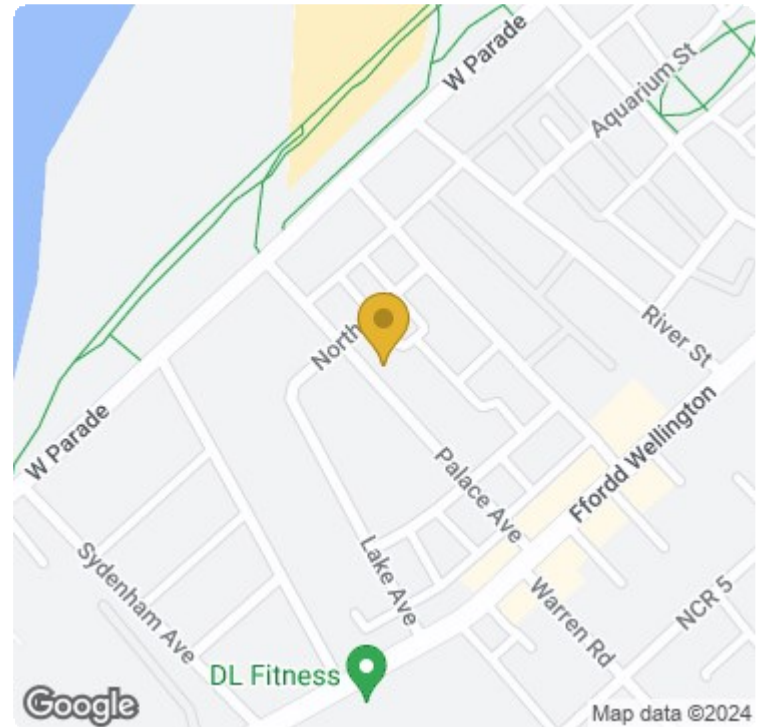
Please Read Carefully

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 13th September 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 D - FREEHOLD





Total area: approx. 222.6 sq. metres (2396.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	82
(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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	82
(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	
England & Wales	EU Directive 2002/91/EC



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

