

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

NEW



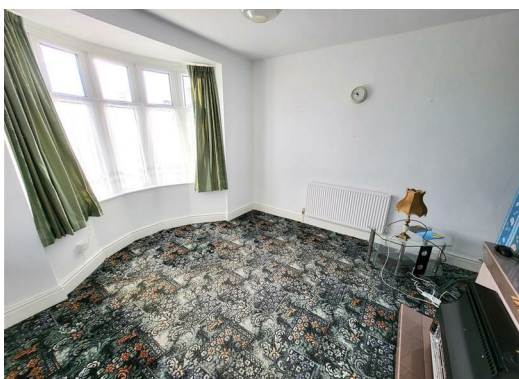
139 Marsh Road, Rhyl, Denbighshire LL18 2AD Offers Over £150,000

An opportunity to acquire a Semi Detached Bungalow located to the west of the town centre in a residential area close to Rhyl Town Centre, amenities and Public Transport routes.

The accommodation briefly affords: Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms and Wet Room.

The property benefits from Gas Central Heating and uPVC Double Glazing.

To the exterior there is a small garden area to the front and good sized enclosed rear garden which is ornamentally laid out with flagged areas.



Entrance Hall

White uPVC double glazed front door giving access to entrance hall, with carpet, radiator, power point, telephone point.

Lounge 11'8 x 12'9 (3.56m x 3.89m)

Half round white uPVC double glazed units, tiled fireplace with hearth and gas fire fitted, radiator, power points, telephone point and carpet.

Kitchen 6'2 x 7'7 (1.88m x 2.31m)

Stainless steel sink unit, plumbing for automatic washing machine, rounded edge work surface, wall mounted Worcester gas combination boiler. Power points, carpet, two upvc double glazed windows and matching exterior door. Off the hall is a walk-in pantry

Bedroom 1 12 x 11'8 (3.66m x 3.56m)

Radiator, carpet and white uPVC double glazed window,

Bedroom 2 10'4 x 8'9 (3.15m x 2.67m)

Radiator, carpet, white upvc double glazed window, power points.

Bedroom 3 6'9 x 6'7 (2.06m x 2.01m)

Carpet, central heated radiator, white upvc double glazed window.

Dining Room 9'3 x 6'8 (2.82m x 2.03m)

Carpet, radiator, power points, white uPVC double glazed window, cupboards and drawers

Wet Room

Comprising of a three piece suite including push button low flush WC, pedestal wash hand basin, shower area with Mira electric shower fitted with splash curtain and rail. Anti-slip flooring, fully tiled walls, extractor fan, double glazed window with frosted glass and ladder style radiator

Exterior

Garden areas to front and rear, front garden ornamentally laid out with concreated areas and long concreated driveway offering off road parking giving access to the rear. Good sized rear garden, ornamentally laid out with flagged areas, outside water tap, timber tool shed and a block built further tool store internally messasuring at 11'6 x 6'8 with power and light laid on, white upvc double glazed window, carpet to floor.

Directions

From the Agents Office proceed down the High Street and over Vale Road bridge. At the traffic lights turn right onto Marsh Road, continue down and Number 139 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 18th January 2024
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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
58	85		



Nicholas Redfearn
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Practice Manager- Louise Bullock

