

# 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

**NEW**



## 24 Aquarium Street, Rhyl, Denbighshire LL18 1PH £185,000

An opportunity to acquire an extremely well presented and spacious four bedroom Semi Detached House located to the west of the town centre in a convenient location for a local parade of shops. Marina Quay Retail Park, the sea front and promenade with the town centre a short distance away.

The accommodation briefly affords Entrance Hall, Lounge, Dining Room, contemporary Kitchen/Diner and Rear Lobby Area with low flush WC. To the First Floor are Four Bedrooms and Family Bathroom with a four piece suite. The property benefits from Gas Central Heating and uPVC Double Glazing. Ornamental garden areas to the front and rear.



### Open Porch

With white uPVC double glazed door and matching windows giving access to

### Entrance Hall

With laminate flooring, power points and radiator.

### Lounge 13'3 x 14'1(into half round bay window) (4.04m x 4.29m(into half round bay window))

With white uPVC double glazed windows. Ornamental fire surround with marble style hearth and back having coal effect living flame gas fire fitted. Radiator, power points and laminate flooring.

### Dining Room 11'8 x 14'7(into half round bay window) (3.56m x 4.45m(into half round bay window))

Radiator, power points and laminate flooring.

### Kitchen/Diner 17'8 x 9'9 (5.38m x 2.97m)

With a contemporary range of base units and matching wall cupboards complimented by straight edge work surfaces and incorporating stainless steel sink unit with rinsing sink and mixer tap. Gas hob with extractor chimney over, integral dishwasher and eye level fan assisted Indesit double oven. Power points, white uPVC double glazed window and ceramic tiling to floor.

To the Dining Area: White uPVC double glazed window, radiator, laminate flooring, power points and useful storage cupboard under stairs.

### Rear Lobby Area

With low flush WC off and white uPVC double glazed external door.

### FIRST FLOOR LANDING

White uPVC double glazed window with frosted glass, laminate flooring and power points.

### Bedroom 1 15'6(into half round bay window) x 9'2(to front of (4.72m(into half round bay window) x 2.79m(to front))

Power points, laminate flooring, radiator and a range of built in fitted wardrobes.

### Bedroom 2 14'7(into half round bay window) x 12'4 (4.45m(into half round bay window) x 3.76m)

Power points, laminate flooring and radiator.

### Bedroom 3 8'4 x 7'4 (2.54m x 2.24m)

Radiator, power points, laminate flooring and white uPVC double glazed window.

### Bedroom 4 10'2 x 8'8 (3.10m x 2.64m)

uPVC double glazed window, power points, radiator and laminate flooring. Built in cupboard which houses the Worcester gas fired combination central heating boiler.

### Bathroom

Fitted out with a four piece suite of corner shower enclosure having rainforest shower head and hand held shower attachment. having glass splash screen and door. Panelled bath, wash hand basin and low flush WC in vanity unit. Fully tiled walls and ceramic tiling to floor. Ladder style radiator and two white uPVC double glazed windows with frosted glass.

### Exterior

Ornamentally laid out gardens to the front and rear.

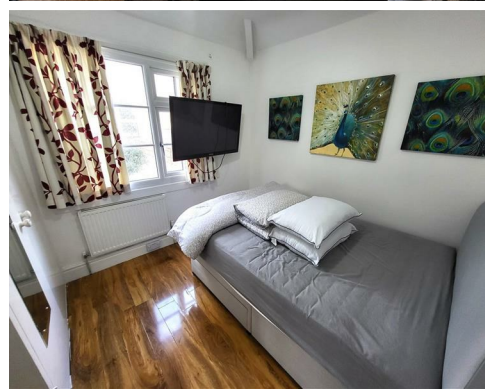
### Directions

From the High Street turn right at the traffic lights onto Kinmel Street. At the junction bear right onto Elwy Street. Take a left onto Wellington Road continue along and at the Naval Club turn right onto River Street and take the second right into Aquarium Street and Number 24 will be found on your left 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 5th February 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 <sub>2</sub> ) Rating	
Current	Potential	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>	82	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>	
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Nicholas Redfearn  
Non Practising Consultant - David K. Jones BSc(Hons) FRICS Registered Valuer  
Practice Manager- Louise Bullock

