

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



10 Princess Elizabeth Avenue, Rhyl, Clwyd LL18 4AP £170,000

An opportunity to acquire a good sized well presented Semi Detached Family Home sited to the south of the town centre and being conveniently located for local Shops and Schools.

The accommodation briefly affords: Entrance Hall, Dining Room, Living Room, Kitchen and Sun Lounge. To the First Floor are 3 Bedrooms and a Family Shower Room with modern white 3 piece suite. Gas Central Heating and uPVC Double Glazing.

Garden areas to the front and rear with off road parking to the front and a good sized enclosed rear garden.



Entrance Hall

Hardwood style front door. Laminate flooring and radiator,

Dining Room 11'7(into bay window) x 12' (3.53m(into bay window) x 3.66m)

Matching laminate flooring, radiator and power points.

Living Room 13'4 x 11'6 (4.06m x 3.51m)

Laminate flooring, radiator, ornamental fire surround with coal effect living flame gas fire fitted. The Living Room opens up in to the Kitchen.

Kitchen 9'10 x 7'3 (3.00m x 2.21m)

With a range of base units and matching wall cupboards complimented by tiled splash backs. Inset carbonate sink unit with rinsing sink and mixer taps. Gas cooker point, power points, ceramic tiling to floor, space for fridge freezer and white uPVC double glazed window.

Sun Lounge 10'3 x 16' (3.12m x 4.88m)

Tiled floor, plumbing for automatic washing machine and personnel door to the rear garden.

FIRST FLOOR LANDING

Double glazed window, carpet and radiator.

Bedroom 1 13'4 x 10'(to front of wardrobes) (4.06m x 3.05m(to front of wardrobes))

Built in fitted wardrobes, carpet, power points and double glazed window.

Bedroom 2 12' x 10'(into bay windows) (3.66m x 3.05m(into bay windows))

Double glazed window, radiator, power points and carpet.

Bedroom 3 8'8 x 8'6 (2.64m x 2.59m)

Carpet, radiator, power points and double glazed window.

Shower Room

Fitted out with a three piece white suite including push button low flush WC, pedestal wash hand basin, shower enclosure with rain forest and hand held shower attachments. Ladder style radiator and vinyl floor tiles. Two double glazed windows with obscure glass, extractor fan fitted.

Exterior

Front garden being ornamentally laid out with stocked borders and driveway providing off road parking. Timber personnel gate to concreted pathway leads to the good sized enclosed rear garden having flagged areas along with grassed and paved area, stocked flower bed and useful Timber Shed.

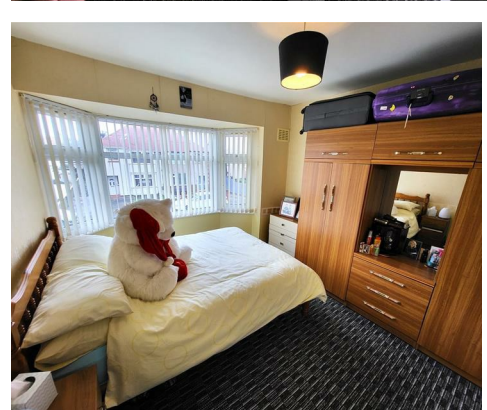
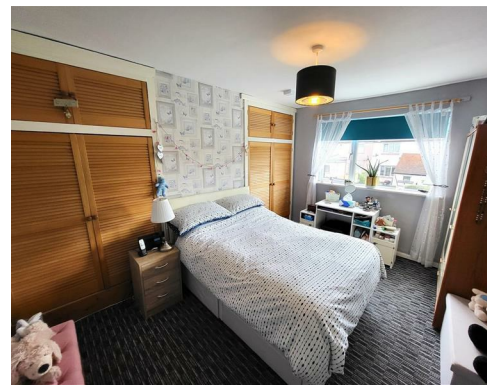
Directions

From the Agents Office on Russell Road continue along taking the second turning on the right hand side into Bath Street. Proceed down Bath Street taking a left turn onto Brighton Road. Continue along over the Grange Road bridge onto Grange Road and take the second turning on your left hand side into Clifton Park Road. Continue down and take the second road on the left hand side in to Princess Elizabeth Avenue and Number 10 will be found on the 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 9th 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
	65		83



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

