



£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

Dining Room

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

Living Room

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

Kitchen

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

Sun Lounge

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

FIRST FLOOR LANDING

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Shower Room

Exterior

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 | | (82 plus) A | |
| (81-91) B | | (71-81) B | |
| (69-80) C | | (59-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | EU Directive 2002/91/EC | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

Energy Efficiency Rating: 65 (Current), 83 (Potential)

Environmental Impact (CO₂) Rating: 83 (Current), 83 (Potential)



3/5 RUSSELL ROAD, RHYL, LL18 3BS

CLWYD ESTATES LTD T/A JONES AND REDFEARN

