

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



9 Pendyffryn Road, Rhyl, Denbighshire LL18 4RU

£210,000

NO ONWARD CHAIN - An opportunity to acquire a Detached Double Fronted Bungalow sited on a large corner in a popular residential position set in good sized gardens with a local parade of Shops, Schools, Doctors Surgery and Public Transport routes in the nearby vicinity.

The accommodation briefly affords: Entrance Hall, Lounge, Kitchen/Diner, 2 Bedrooms and a Shower Room with a modern 3 piece suite. Gas Central Heating and uPVC Double Glazing.

Double driveway providing off road parking, astro turf and stocked borders. Ornamentsly flagged side garden and south facing rear garden with flagged areas and raised borders. Outside cold water tap, outside power point, security lighting, white uPVC soffits and barge boards.



Entrance Hall

White uPVC double glazed front door with matching windows, giving access to porch with white uPVC inner door leading to entrance hall, carpet, radiator, power point.

Lounge

11'9 x 11'6 (3.58m x 3.51m)

Box bay window, carpet, power points, telephone point, radiator.

Kitchen/Diner

16'3 x 12'4 (4.95m x 3.76m)

Having a range of contemporary base units and matching wall cupboards, complimented by rounded edge work surfaces with tiled splash backs. Inset stainless steel sink unit, gas hob, extractor chimney, electric double oven. 3 double glazed windows, white uPVC exterior door, power points, vinyl floor covering, radiator, ideal central heating boiler.

Bedroom 1

12'2 x 11'6 (3.71m x 3.51m)

Double glazed bay window, carpet, radiator, double glazed window and power points.

Bedroom 2

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

Power points, carpets, radiator, double glazed window.

Shower Room

Three piece suite comprising push button low flush WC, pedestal wash hand basin with mixer taps and corner shower enclosure with shower control unit and shower, Wall mounted mirror fronted shaving cabinet, part tiled walls, ladder style radiator, double glazed window and vinyl floor covering.

Exterior

Double paved driveway providing off road parking, astro turf and stocked borders. Ornamentally flagged side garden and south facing rear garden with flagged areas and raised borders. Outside cold water tap, outside power point, security lighting, white uPVC soffits and barge boards.

Garage

8'4 x 17'9 (2.54m x 5.41m)

With metal up and over door

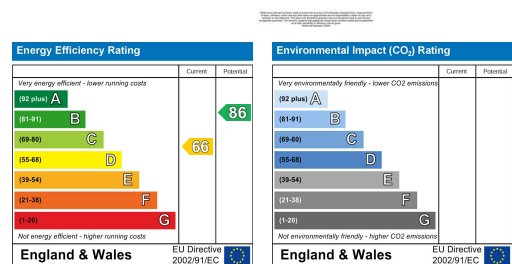
Directions

From Rhyl High Street proceed over Vale Road bridge onto Vale Road. At the junction of Vale Road and Rhuddlan Road take a left turn into Pendyffryn Road and Number 9 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 29th 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



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

