

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
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The Property Ombudsman Registration Number - N00766-0

NEW



87 Rhuddlan Road, Rhyl, Denbighshire LL18 2RE

An opportunity to acquire a Traditional Extended Semi Detached House being conveniently located close to all amenities including Schools, Clwyd Retail Park and the A55 Expressway and just a short drive to the town centre and Promenade.

The accommodation briefly affords: Entrance Hall with Cloakroom off, Lounge, Extended Living/Dining Room and Fitted Kitchen/Diner.

To The First Floor: Four Bedrooms and a Family Bathroom with a modern four piece suite.

To The Second Floor: Further Bedroom, Dressing Room and under eaves storage.

There are gardens to the front and rear with ample off road parking to the front, Car Port and Garage.

Enclosed rear garden with lawn, flagged patio areas and Former Games Room.



£295,000

87 Rhuddlan Road, Rhyl, Denbighshire, LL18 2RE

Double glazed front door giving access to

Entrance Hall

With oak strip flooring, storage space under stairs.

Cloakroom Off

With corner push button low flush WC and wash hand basin. uPVC double glazed window and oak strip flooring. Fully tiled walls, wall light and extractor fan.

Lounge

13'8"(into bay window) x 11'6" (4.17m(into bay window) x 3.51m)

With white uPVC double glazed units. Oak strip flooring, cast iron log burner with slate surround and matching hearth. Power points and radiator.

Extended Living/Dining Room

11' x 27'7" (3.35m x 8.41m)

Wall mounted electric fire fitted, two radiators, power points, wiring for wall lights and inset spotlights. White uPVC double glazed French doors giving aspect and access to the rear garden.

Kitchen/Diner

10'2 x 24'8 (3.10m x 7.52m)

Fitted out with a contemporary range of base units and matching wall cupboards complimented by rounded edge work surfaces. Inset stainless steel sink unit with rinsing sink and mixer taps, included in the sale is a freestanding Rangemaster style six burner hob with ovens below having extractor chimney over. White uPVC double glazed window, power points and ceramic tiling to the floor.

To the Dining Area: Breakfast Bar, radiator, power points, inset spotlights and white uPVC double glazed window and exterior door and matching ceramic tiling to the floor.

FIRST FLOOR LANDING

White uPVC double glazed window with frosted glass, radiator and carpet.

Bedroom 1

13'4 x 11'6(into bay window) (4.06m x 3.51m(into bay window))

White uPVC double glazed window, radiator, power points and carpet.

Bedroom 2

11' x 14'4 (3.35m x 4.37m)

White uPVC double glazed window, radiator, power points and carpet.

Bedroom 3

8'7 x 10'2 (2.62m x 3.10m)

Radiator, power points, carpet and white uPVC double glazed window.

Bedroom 4

10' x 7'8 (3.05m x 2.34m)

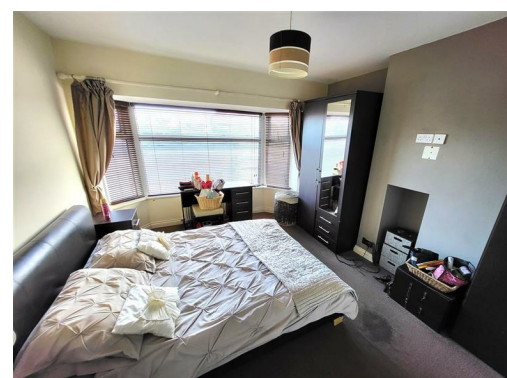
Radiator, carpet, power points and white uPVC double glazed window.

Family Bathroom

Comprising of corner bath, wash hand basin and low flush WC in vanity unit. Corner shower enclosure with rainforest shower. Ceramic tiling to floor, part tiled walls, ladder style radiator and white uPVC double glazed window.

SECOND FLOOR LANDING

White uPVC double glazed window and carpet. Walk in dressing room. Also in cupboard is the gas combi boiler.



Bedroom 5

12'2" x 11'3" (3.71m x 3.43m)

With radiator, power points, carpet and white uPVC double glazed window.

Storage cupboards under eaves.

Exterior

There are garden areas to the front and rear. Front garden being ornamentally laid out with gravelled areas providing ample off road parking. Concreted driveway leading to Car Port.

Enclosed rear garden having Yorkshire stone style flagged areas and matching raised flagged patio area with steps down to the garden.

Former Games Room

25'2" x 25' (7.67m x 7.62m)

With power laid on.

Car Port

17'6" x 10' (5.33m x 3.05m)

Giving access to

Brick Built Garage

17'3" x 8'9" (internal measurements) (5.26m x 2.67m (internal measurements))

Having plumbing for automatic washing machine, white uPVC double glazed window and personnel door giving access to the rear garden.

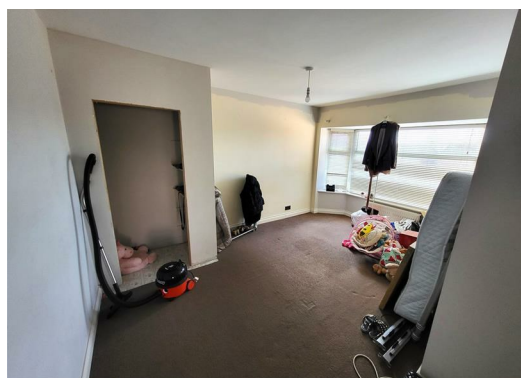
Directions

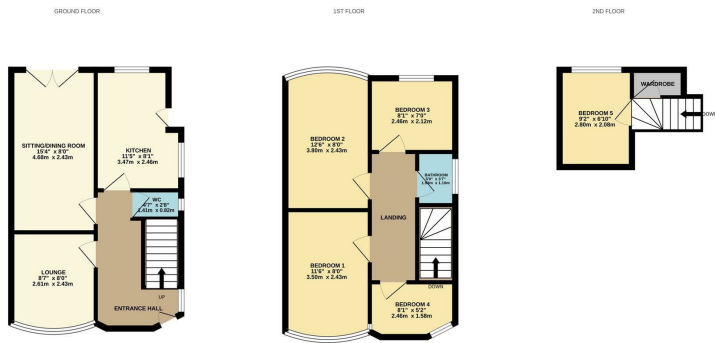
From Rhyl High Street proceed over Vale Road bridge and on to Vale Road, continue along onto Rhuddlan Road and Number 87 will be found on the right hand side.

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 26th 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 E - FREEHOLD





While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency on any given day.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			

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