

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

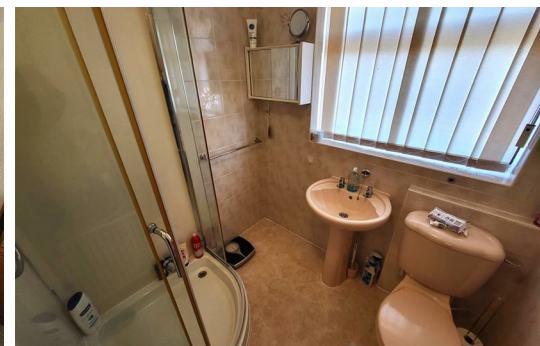


18 Redwood Drive, Rhyl, Denbighshire LL18 3RU

£199,000

An opportunity to acquire a Detached 3 Bedroom Bungalow sited on a corner plot being located to the favoured east of the town centre in a popular residential area. within a short distance of the sea front and Promenade within a short distance the A548 Coast Road giving easy access to Prestatyn and its Retail Park.

Briefly affording: Hall, Lounge, Kitchen/Diner, 3 Bedrooms and Shower Room with 3 piece suite, Gas Central Heating and Double Glazing. Gardens to front, side and rear. Off road parking and Garage.



Open Porch

With double glazed front door leading to

Entrance Hall

Two radiators, carpet and power points. Telephone point and useful built in storage cupboard which houses the gas fired combination central heating boiler.

Lounge

17'4 x 10'3 (5.28m x 3.12m)

Ornamental fire surround having living flame coal effect gas fire fitted. Double glazed picture window, radiator, carpet and power points.

Kitchen/Diner

14' x 9'2 (4.27m x 2.79m)

With a range of base units and matching wall cupboards complimented by rounded edge work surfaces. Gas cooker point, plumbing for automatic washing machine, space for fridge and freezer. Vinyl floor covering, power points and double glazed window.

To the Dining Area: Radiator, power points, carpet and double glazed window.

Bedroom 1

10' x 9'4 (3.05m x 2.84m)

Radiator, carpet, power points and double glazed window.

Bedroom 2

10'8 x 9'4 (3.25m x 2.84m)

Power points, carpet, double glazed window and radiator.

Bedroom 3

8'3 x 8'9 (2.51m x 2.67m)

Power points, carpet, radiator and double glazed window.

Shower Room

Comprising of a three piece suite including low flush WC, pedestal wash hand basin and corner shower enclosure with shower control unit and glass sliding doors. Tiled walls, radiator, vinyl floor covering and double glazed window.

Exterior

Ornamentally laid out gardens to the front, side and rear. Concreted driveway from Cypress Grove providing off road parking and double metal gates leading to the Garage.

Ornamentally flagged rear garden. Cold water tap and the property benefits from uPVC soffits and barge boards

Concrete Sectional Garage

With metal up and over door, double glazed window and personnel door giving access to the rear garden.

Directions

From the Agents Office proceed along Russell Road. At the fire station turn right onto Lynton Walk, proceed Down taking the third turning left into Rees Avenue and at the end of Rees Avenue bear left onto Graham Drive and take the first right into Redwood Drive, follow the road around and Number 18 will be found on the right hand side on the corner of Redwood Drive and Cypress Grove.

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 6th March 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 D - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
68	84		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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

