



£190,000

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

Entrance Hall

Lounge

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

Kitchen/Diner

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

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Shower Room

Exterior

Concrete Sectional Garage

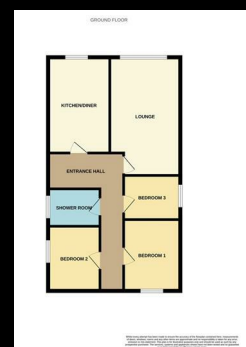
Directions

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
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	
(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

England & Wales

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