

# 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

**NEW**



## 83 Tynewydd Road, Rhyl, Denbighshire LL18 4BP £155,000

An opportunity to acquire a Semi Detached House sited to the favoured east of the resort in a popular residential location a short drive/walk from the Sea Front and Promenade.

The property briefly affords: Entrance Hall, Kitchen, Lounge, Dining Room. To the First Floor are 3 Bedrooms and a Shower Room with 2 piece suite and a separate WC.

To the exterior there are gardens to the front and rear, front garden being mainly lawned and having driveway providing off road parking. Good sized and enclosed rear garden mainly laid to lawn and having a concreted patio area, Timber Tool Store and Brick Built Outbuilding.



Double glazed sliding patio doors give access to

### Enclosed Porch

Glazed door leading to

### Entrance Hall

Radiator, power point, carpet and telephone point.

### Lounge 11'8 x 14'2 (3.56m x 4.32m)

Ornamental style fire surround having marble hearth and back with a coal effect living flame gas fire fitted. Power points, carpet, radiator and white uPVC double glazed window.

### Dining Room 11'8 x 10'6(into bay window) (3.56m x 3.20m(into bay window))

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

### Kitchen 10'6 x 7'6 (3.20m x 2.29m)

Range of base units and matching wall cupboards complimented by rounded edge work surfaces and tiled splash backs. Inset stainless steel sink unit with mixer taps, plumbing for automatic washing machine and gas cooker point with extractor hood over. Vinyl floor covering and useful storage cupboard under stairs. Wall mounted gas fired combination boiler. White uPVC double glazed exterior door.

### FIRST FLOOR LANDING

White uPVC double glazed window, power points and carpet.

### Bedroom 1 11'6 x 11'10 (3.51m x 3.61m)

Power points, carpet, radiator and white uPVC double glazed window.

### Bedroom 2 12'2 x 11'8 (3.71m x 3.56m)

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

### Bedroom 3 8'6 x 7'2 (2.59m x 2.18m)

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

### Shower Room

Comprising of a two piece white suite including shaped wash hand basin in vanity unit and corner shower enclosure with electric shower fitted. Part tiled walls, radiator, extractor fan and white uPVC double glazed window.

### Separate WC

With push button low flush WC, vinyl floor covering and white uPVC double glazed window.

### Exterior

There are garden areas to the front and rear. Front garden being mainly lawned with driveway providing off road parking. Good sized rear garden being mainly lawned having stocked borders and Timber Tool Shed. Concreted patio area. Gate access leading to the front.

The property also benefits from white uPVC soffits and barge boards.

### Brick Built Outbuilding/Store

### Directions

the Agents Office proceed along Russell Road and continue to the traffic lights on the A548 Coast Road. Turn right onto Tynewydd Road proceed over the railway bridge and Number 83 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 22nd 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 C - FREETHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	65	(55-68) D	
(39-54) E		(39-54) E	
			83



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