

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers  
Gwerthwyr Tai ac Arwerthwyr

3/5 Russell Road, Rhyl, LL18 3BS  
Telephone: 01745 351111 & 334467

Email: [info@jonesandredfearn.com](mailto:info@jonesandredfearn.com) Website: [www.jonesandredfearn.com](http://www.jonesandredfearn.com)  
The Property Ombudsman Registration Number - N00766-0

**NEW**



## 25 Juniper Way, Rhyl, Denbighshire LL18 4GG £180,000

An opportunity to acquire a Semi Detached Home situated in a popular residential area to the east of the town centre.

The accommodation briefly affords: Entrance Hall, Lounge and Kitchen/Diner.

To the First Floor: Three Bedrooms, En Suite Shower Room to Bedroom 1 and a Family Bathroom with a three piece suite. Gas Central Heating & uPVC Double Glazing.

Garden areas to the front and rear with driveway providing off road parking.





White uPVC double glazed front door giving access to

### Entrance Hall

Radiator, power points and laminate flooring

### Lounge 15'4 x 11'4 (4.67m x 3.45m)

Radiator, laminate flooring, wall lighting, power points and white uPVC double glazed window. Useful cupboard under stairs which houses the Ariston gas fired combination central heating boiler.

### Kitchen/Diner 8'4 x 14'7 (2.54m x 4.45m)

Fitted out with a range of base units and matching wall cupboards complimented by rounded edge work surfaces and tiled splash backs. Inset gas hob with extractor chimney over and eye level fan assisted electric oven. Plumbing for automatic washing machine, sink unit with rinsing sink and mixer taps, laminate flooring and white uPVC double glazed window.

To the Dining Area: Laminate flooring, power points, radiator and white uPVC double glazed French doors giving aspect and access to the rear garden.

### FIRST FLOOR LANDING

Laminate flooring, white uPVC double glazed window, power point and built in storage cupboard over stairs. Loft access.

### Bedroom 1 10'6 x 8'7 (3.20m x 2.62m)

Laminate flooring, power points, radiator and white uPVC double glazed window.

### En Suite Shower Room

Fitted out with a three piece white suite including push button low flush WC, pedestal wash hand basin and shower enclosure with pivot glazed door, rain forest shower and hand held shower. Tiled floor and walls, ladder style radiator and extractor fan.

### Bedroom 2 8'6 x 10'6 (2.59m x 3.20m)

Radiator, power points, laminate flooring and white uPVC double glazed window.

### Bedroom 3 5'8 x 7'10 (1.73m x 2.39m)

Radiator, power points, laminate flooring and white uPVC double glazed window. Built in wardrobe.

### Bathroom

Comprising of a three piece suite including shell shaped pedestal wash hand basin, low flush WC and panelled bath. Part tiled walls, radiator, extractor fan, ceramic tiling to floor and extractor fan.

### Exterior

There are garden areas to the front and rear. Front garden being mainly lawned with tarmac driveway providing off road parking for 2-3 cars. Enclosed lawned rear garden having stocked borders, two timber tool stores and raised brick built pond. Covered pergola to the entrance of the Kitchen/Diner. Outside cold water tap, power point and security lighting. Flagged patio area.

### Directions

From our office on Russell Road proceed along Russell Road and onto the Coast Road. At the traffic lights turn right onto Tynewydd Road, proceed over the bridge and take the first left into Ffordd Anwyl, proceed down and take the fourth turning on the left hand side into Juniper Way and Number 25 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 4th April 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	72	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
	88		



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

