

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



115 Ffordd Derwen, Rhyl, Denbighshire LL18 2NA £180,000

An opportunity to acquire a Detached Bungalow sited in a convenient location for the Clwyd Retail Park and easy access to the A55 Expressway. The spacious accommodation briefly affords: Porch, Lounge, Contemporary Shower Room, 3 Bedrooms, Lounge and Dining Room. Gardens to the front and rear. Driveway and Detached Garage. Garden areas to the front and rear.

The property benefits from white uPVC Double Glazing and Gas Central Heating



White uPVC double glazed front door giving access to

Porch

With white uPVC double glazed windows, radiator and useful built in storage cupboard.

Lounge 14'8 x 10'4 (4.47m x 3.15m)

Power points, white uPVC double glazed picture window and ornamental fire surround on raised hearth with coal effect living flame gas fire fitted.

Dining Room 7'2 x 11'8 (2.18m x 3.56m)

Carpet, radiator and white uPVC double glazed window.

Kitchen 12'9 x 8'6(maximum measurements) (3.89m x 2.59m(maximum measurements))

Range of base units and matching wall cupboards complimented by rounded edge work surfaces and tiled splash backs. Inset carbonate sink unit with rinsing sink and mixer taps. Gas hob with extractor hood over and eye level electric double oven. Plumbing for automatic washing machine, vinyl floor covering and white uPVC double glazed window with matching external door. Wall mounted Worcester combination gas fired central heating boiler.

Inner Hall

Carpet, power points and loft access.

Bedroom 1 8'8 x 11'8 (2.64m x 3.56m)

Carpet, power points, radiator and white uPVC double glazed window.

Bedroom 2 12' x 7'6 (3.66m x 2.29m)

Radiator, power points and white uPVC double glazed window. Vinyl floor tiles.

Bedroom 3 8' x 8'4 (2.44m x 2.54m)

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

Contemporary Shower Room

Comprising of a three piece suite including wash hand basin in vanity unit and push button low flush WC. Walk in shower enclosure with rainforest shower and hand held shower attachment. Fully tiled walls, ladder style radiator, vinyl floor covering and white uPVC double glazed window with frosted glass. Extractor fan.

Exterior

There are garden areas to the front and rear. Front garden being mainly lawned with stocked borders and long block pavior driveway leading to the rear and Garage.

Detached Garage 19'2 x 9'3 (5.84m x 2.82m)

With automatic up and over door. Having power and light laid on. Two white uPVC double glazed windows and matching exterior door. Good sized enclosed rear garden with block pavior pathways, golden gravel area and raised borders.

Directions

From Rhyl High Street proceed over Vale Road bridge onto Vale Road, continue along onto Rhuddlan and continue along to the Sainsbury's roundabout. Take the 3rd turning off the roundabout onto Ffordd Derwen, continue down and Number 115 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E	84	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E	
	68		



Nicholas Redfearn
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Practice Manager- Louise Bullock

