

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

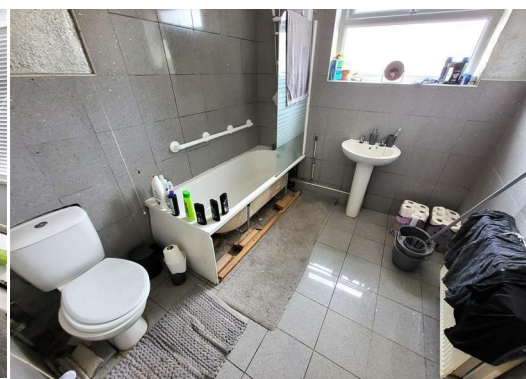
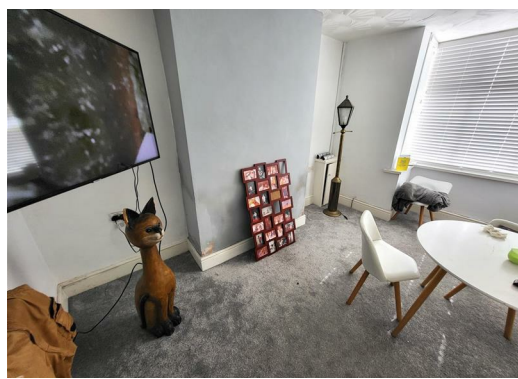
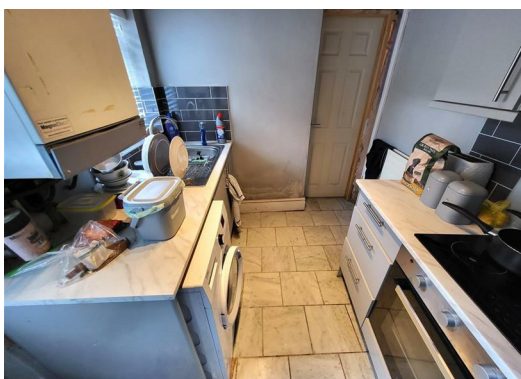


68 Victoria Road, Rhyl, Denbighshire LL18 2EH £100,000

**** IDEAL INVESTMENT OR FIRST TIME BUYER OPPORTUNITY ****

An opportunity to acquire a spacious mid terraced House sited in a popular area close to a local parade of shops and Public Transport routes. The accommodation briefly affords: Entrance Hall, Lounge, Dining Room, Bathroom with 3 piece suite and to the First Floor are two Bedrooms. Enclosed rear yard.

The property also benefits from white uPVC double glazing and Gas Central Heating.



White uPVC double glazed front door giving access to

Entrance Hall

Radiator.

Lounge 13'6 x 10'8 (4.11m x 3.25m)

Carpet, radiator, power points and uPVC double glazed box bay window.

Dining Room 13'7 x 9'3 (4.14m x 2.82m)

With uPVC double glazed window, power points and telephone point.

Kitchen 9'8 x 6'8 (2.95m x 2.03m)

With a range of base units and matching wall cupboards complimented by straight edge work surfaces and tiled splash backs. Inset stainless steel sink unit with mixer taps, electric hob with extractor hood over and electric oven below. Plumbing for automatic washing machine and wall mounted Potterton gas fired combination central heating boiler. Radiator, power points, ceramic tiled floor and uPVC double glazed window with matching exterior door.

Bathroom

Comprising of a push button low flush WC, pedestal wash hand basin and panelled bath with shower screen and electric shower fitted, Radiator, extractor fan, part tiled walls and two uPVC double glazed windows with obscure glass. Tiled floor.

FIRST FLOOR LANDING

Carpet

Bedroom 1 14'4 x 13'8 (4.37m x 4.17m)

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

Bedroom 2 9'4 x 13'9 (2.84m x 4.19m)

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

Directions

From Rhyl High Street proceed over Vale Road bridge onto Vale Road. At the traffic lights take a right turn into Victoria Road , continue down and Number 68 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 23rd 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 B - 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	
	65		85



Nicholas Redfearn
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Practice Manager- Louise Bullock

