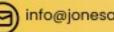
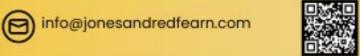




jonesandredfearn.com









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, Primary Schools 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.







Entrance Hall

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

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

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

Bathroom

FIRST FLOOR LANDING

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

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

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





