

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
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The Property Ombudsman Registration Number - N00766-0

REDUCED



7 Geufron, Rhyl, Denbighshire LL18 4RB

£155,000

An opportunity to acquire a well presented recently refurbished end terraced House sited in a convenient location for local Schools, Town Centre and its amenities.

The property benefits from Hall, Lounge, Conservatory, Dining Room and Fitted Kitchen with new gas hob, oven and a newly installed gas fired combination central heating boiler.

To the First Floor are 3 Bedrooms and a Family Bathroom with a white four piece suite.

To the exterior there is off road parking for two vehicles and a good sized enclosed rear garden.



White uPVC double glazed front door giving access to

Hall

Carpet.

Lounge

11'2 x 17'6 (3.40m x 5.33m)

Laminate flooring, feature fire surround with marble style hearth and back having a living flame coal effect gas fire fitted. uPVC double glazed window, power points, wall lights and radiator. Glazed double doors leading to

Conservatory

7'8 x 12'2 (2.34m x 3.71m)

Radiator, laminate flooring, uPVC double glazed windows and uPVC double glazed French door giving access and aspect to the rear garden. Wall lights.

Dining Room

11'2 x 10'8 (3.40m x 3.25m)

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

Fitted Kitchen

6'6 x 13'8 (1.98m x 4.17m)

With a range of white high gloss fronted base units and matching wall cupboards complimented by rounded edge work surfaces and tiled splash backs. Enclosed in a wall cupboard is the Ideal gas fired combination central heating boiler. Ceramic tiling to floor, new gas hob and new fan assisted electric oven below having extractor chimney over. Power points, radiator, uPVC double glazed window and matching uPVC double glazed door to the exterior. Useful storage cupboard under stairs.

FIRST FLOOR LANDING

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

Bedroom 1

13'2 x 13' (4.01m x 3.96m)

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

Bedroom 2

14' x 12'4 (4.27m x 3.76m)

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

Bedroom 3

8'2 x 7'4 (2.49m x 2.24m)

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

Bathroom

Fitted out with a white four piece suite comprising of push button low flush WC, panelled bath, wash hand basin in vanity unit and corner shower enclosure with shower control unit and shower head. Ladder style radiator, fully tiled walls and matching ceramic tiling to floor. Double glazed window with frosted glass.

Exterior

To the front there is block pavior providing parking for two cars and a good sized rear garden with flagged areas and lawn being enclosed on all sides.

Directions

From High Street proceed over the railway bridge and onto Vale Road. Take the fourth turning on the left into Prince Edward Avenue, continue down taking the second left into Geufron and continue round and Number 7 will be found facing the Children's Playing Area.

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 8th May 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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements should be taken on site. The floorplan is not intended to be used as a legal document and is not intended to be used as a basis for any legal proceedings. The contents, conditions and restrictions of the floorplan are subject to the terms and conditions of the floorplan as set out in the floorplan pack.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(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			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			



Nicholas Redfearn
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Practice Manager- Louise Bullock

