

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 Website: www.jonesandredfearn.com
The Property Ombudsman Registration Number - N00766-0

REDUCED



12 Graham Drive, Rhyl, Denbighshire LL18 3RT

£195,000

Located to the popular East end of the town an opportunity to acquire a well presented Detached Bungalow briefly affording the following accommodation: Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Bedroom 1 benefitting from En Suite Shower Room and Bathroom with 3 piece suite. The property also benefits from uPVC double glazing and Gas central heating system. Gardens to the front and rear with off road parking for 2 - 3 cars. NO FORWARD CHAIN.



Composite double glazed front door giving access to

Porch

With white uPVC double glazed windows and tiled floor. Hardwood inner door giving access to

Entrance Hall

With oak flooring, recessed cupboard which houses the Worcester gas fired combination central heating boiler.

Lounge

13'8 x 10'8 (4.17m x 3.25m)

With white uPVC double glazed window. Marble style hearth, with fire surround and matching hearth having log effect electric fire fitted. Oak flooring, two central heating radiators and power points. Archway to

Dining Room

8'2 x 12'6(maximum measurements) (2.49m x 3.81m(maximum measurements))

Vertical central heating radiator, oak flooring, Velux sealed unit skylight, inset spotlights and two useful built in storage cupboards.

Kitchen

8'4 x 12'2 (2.54m x 3.71m)

Fitted out with a contemporary range of base units and matching wall cupboards complimented by granite work surfaces. Inset carbonate sink unit with mixer taps. Electric cooker point, inset spotlights, power points, laminate flooring and space for fridge freezer. Radiator, white uPVC double glazed window and composite rear door.

Bedroom

14'3 x 9'2 (4.34m x 2.79m)

Radiator, uPVC double glazed window, power point and carpet.

Shower En Suite

Comprising of walk in shower enclosure with shower control unit and shower head. Wash hand basin in vanity unit, fully tiled walls, laminate flooring and uPVC double glazed window. Electric wall mounted heater.

Inner Hall

With oak strip flooring and loft access.

Bedroom 2

9'2 x 14'5 (2.79m x 4.39m)

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

Bedroom 3

11'2 x 11'2 (3.40m x 3.40m)

Radiator, power points, vinyl floor covering and floor to ceiling mirrored sliding door wardrobes down one wall. uPVC double glazed double French doors giving aspect and access to the rear garden.

Bathroom

Comprising of a three piece white suite of low flush WC, Roll top bath on claw feet and pedestal wash hand basin. Laminate flooring, double glazed window, radiator, shaver point and inset spotlight.

Exterior

There are garden areas to the front and rear. Front garden being ornamentally laid out with stocked borders. Patterned concreted driveway providing off road parking for 2-3 cars.

Ornamentally laid out rear garden with decked area and covered pergola. Stocked borders, Tool Store and Greenhouse. Further storage space to the side of the Bungalow. Covered area and uPVC side door leading to the front.

Store

7'10 x 8'8 (2.39m x 2.64m)

With metal up and over door

Directions

From our office on Russell Road proceed along Russell Road passing the Fire Station on the left hand side, take the next right into Lynton Walk. Proceed down Lynton Walk at the junction turn left into Graham Drive and Number 12 can be seen on the left 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 15th January 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

