

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

REDUCED



42 Rhyl Coast Road, Rhyl, Denbighshire LL18 3PN

£230,000

An opportunity to acquire a spacious Semi Detached House in convenient location for public transport routes and local amenities and being a short distance from Rhyl Sea Front and Promenade.

The accommodation briefly affords: Porch, Hall, Lounge, Dining Room and Fitted Kitchen with door to Rear Lobby and Ground Floor Shower Room. To the First Floor are 4 Bedrooms, Bathroom comprising a two piece suite and a Separate WC.

Number 42 is sited on a corner plot benefitting from garden areas to the front, side and rear. Front and side gardens being laid to lawn To the rear garden there is a lawned area, decked and flagged patio area. Block pavior driveway leading from Medea Drive providing off road parking.



White uPVC double glazed front door and matching windows giving access to

Porch

Glazed door to

Entrance Hall

Laminate flooring, radiator and useful cupboard under stairs.

Lounge

14' x 12'8 (4.27m x 3.86m)

Having ornamental fire surround with matching hearth having a coal effect living flame gas fire fitted. Double glazed window, power points, radiator and laminate flooring.

Dining Room

13' x 14' (3.96m x 4.27m)

Ornamental fire surround with matching hearth having coal effect living flame gas fire fitted. Radiator, power points, laminate flooring and uPVC double glazed French doors giving aspect and access to the rear garden.

Kitchen

10' x 10'2 (3.05m x 3.10m)

Fitted out with a range of base units and matching wall cupboards complimented by rounded edge work surfaces and tiled splash backs. Gas cooker point, plumbing for dishwashing machine and space for refrigerator, inset stainless steel sink unit with rinsing sink and mixer taps. Double glazed window, radiator, power points and vinyl floor covering.

Rear Lobby

With white uPVC double glazed door giving access to the rear garden. Space and plumbing for automatic washing machine and tumble dryer. Wall mounted Worcester gas fired combination central heating boiler. Power points and laminate flooring.

Ground Floor Shower Room

Electric shower fitted with sliding splash screens, pedestal wash hand basin and push button low flush WC. Two double glazed windows with frosted glass, radiator, vinyl floor covering and extractor fan.

FIRST FLOOR LANDING

Carpet, power points, radiator, loft access, double glazed windows and storage cupboards.

Bedroom 1

13'10 x 13' (4.22m x 3.96m)

Double glazed window, power points, carpet and radiator.

Bedroom 2

13' x 13'8 (3.96m x 4.17m)

Double glazed window, power points, carpet and radiator.

Bedroom 3

9'4 x 7'8 (2.84m x 2.34m)

Double glazed window, radiator, power points and carpet.

Bedroom 4

8'8 x 9'8 (2.64m x 2.95m)

Double glazed window, radiator, power points and carpet.

Bathroom

Comprising of a two piece suite including panelled bath and pedestal wash hand basin. Radiator, part tiled walls, vinyl floor covering and double glazed window with frosted glass.

Separate WC

Having a push button low flush WC, radiator, vinyl floor covering and double glazed window with frosted glass.

Exterior

Number 42 is sited on a corner plot having gardens to the front, side and rear. Front and side gardens being laid to lawn having a Timber Tool Shed, Bin Store and mature trees. To the rear garden there is a lawned area, decked and flagged patio area. Block pavior driveway leading from Medea Drive providing off road parking. Large Timber Tool Store with power laid on. Outside security lighting and cold water tap.

Directions

From our office on Russell Road proceed along Russell Road and continue onto the Coast Road. The property can be seen on the left hand side a few doors along from Rhyl Fire Station.

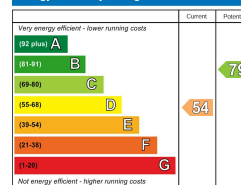
Agents Notes

Please Read Carefully

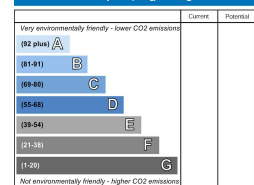
1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property 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 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 D - FREEHOLD



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Nicholas Redfearn
Non Practising Consultant - David K. Jones BSc(Hons) FRICS Registered Valuer
Practice Manager- Louise Bullock

