

# 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**



## 14 Llys Tudur, Rhyl, LL18 4AX £195,000

Located in a quiet cul de sac an opportunity to acquire a Detached Bungalow on a much sought after residential estate on the outskirts of the town having a Doctors Surgery, Dentist, Convenience Store and bus routes in the nearby vicinity.

The accommodation briefly affords: Entrance Hall, Lounge, Kitchen, Dining Room, Conservatory, 3 Bedrooms and Bathroom with a 4 piece suite, There are Garden areas to the front, side and rear. Front garden being mainly lawned with stocked borders and having two parking spaces. Timber gates to the side garden with space behind for Caravan/Motorhome. The side and rear gardens are laid to lawn with stocked borders and flagged patio area. To the rear of the Garage there is a Tool Store Workshop. Driveway leading to the Garage



White uPVC double glazed front door giving access to

**Entrance Hall**

Storage cupboard off. Radiator, power point, carpet and built in airing cupboard which houses the Worcester gas fired combination central heating boiler.

**Lounge 15' x 11'4 (4.57m x 3.45m)**

Ornamental fire surround having marble style hearth and back with coal effect living flame gas fire fitted. Radiator, power points, carpet and double glazed window. Archway giving access to

**Dining Room 9'10 x 8'8 (3.00m x 2.64m)**

Radiator, power point, carpet and double glazed window.

**Kitchen 9'6 x 9'10 (2.90m x 3.00m)**

Range of pine base units and matching wall cupboards complimented by rounded edge work surfaces and tiled splash backs. Inset carbonate sink unit with rinsing sink and mixer taps. Gas hob with extractor hood over and electric oven below. Plumbing for automatic washing machine, space for fridge freezer , radiator, carpet tiles, power points and double glazed window and door giving access to

**Rear Conservatory 12'4 x 8'8 (3.76m x 2.64m)**

Radiator, carpet, power points, double glazed windows and double glazed French door giving aspect and access to the rear garden.

**Bedroom 1 11'6 x 8'8 (3.51m x 2.64m)**

Power points, carpet, radiator and double glazed window.

**Bedroom 2 11'8 x 12'6 (3.56m x 3.81m)**

Radiator, power points, carpet and double glazed window.

**Bedroom 3 9'8 x 8'4 (2.95m x 2.54m)**

Carpet, power points, radiator and double glazed window.

**Bathroom**

Comprising of a four piece suite including low flush WC, Pedestal wash hand basin, panelled bath and a shower enclosure with a Triton electric shower fitted. Carpet tiles, ladder style radiator, half tiled walls and two double glazed windows with obscure glass.

**Exterior**

There are garden areas to the front and rear. Front garden being mainly lawned with stocked borders and having two parking spaces. Timber gates give access to the side garden with space behind for Caravan/Motorhome. The side and rear gardens are laid to lawn with stocked borders and flagged patio area. To the rear of the Garage there is a Tool Store Workshop with power and light laid on. Driveway leading to the Garage

**Brick Built Garage 17'6 x 8'6(internal measurements) (5.33m x 2.59m(internal measurements))**

With metal up and over door and strip lighting. Power points.

**Directions**

From our office on Russell Road take a second right into Bath Street taking a left turn at the junction onto Brighton Road and continue along over Grange Road bridge and onto Grange Road. Passing the High School on the left hand side follow the road along onto Dyserth Road and take the third left into Ffordd Elan proceed down and turn left onto Llys Brenig just before the mini roundabout. At the junction turn right and take the second left into Llys Tudor and Number 14 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 3rd June 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 (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
	<b>70</b>		<b>85</b>



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