

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

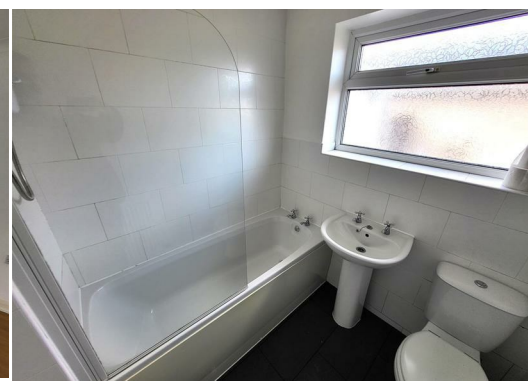
NEW



13 Seymour Drive, Rhuddlan, LL18 5PP
£200,000

**** NO ONWARD CHAIN ****

An opportunity to acquire a spacious Detached Bungalow sited in the historic and much sought after village of Rhuddlan being conveniently sited for Rhuddlan Golf Club, A55 Expressway and local Shops and amenities. The Bungalow has recently been fully decorated and is in a ready to move in to condition and briefly affords: L Shaped Entrance Hall, Lounge, Kitchen/Diner, 2 Bedrooms and Bathroom with 3 piece suite. Gas Central Heating & Double Glazing. Garden areas to the front and rear. Concrete driveway leads to the Attached Garage.



Double glazed front door giving access to

L Shaped Entrance Hall

Carpet, radiator and power points.

Lounge 10' x 16'10 (3.05m x 5.13m)

Double glazed picture window, radiator, power points, laminate flooring and marble hearth with coal effect electric fire over.

Kitchen/Diner 14'10 x 9'8 (4.52m x 2.95m)

With a range of beech effect fronted base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Inset stainless steel sink unit, gas hob with extractor hood over and fan assisted electric oven below. Plumbing for automatic washing machine, space for fridge freezer, radiator and laminate tiles to floor. Double glazed window and matching exterior door.

Bedroom 1 10'2 x 11'4 (3.10m x 3.45m)

Radiator, carpet, power points and double glazed window.

Bedroom 2 9'8 x 9'4 (2.95m x 2.84m)

Radiator, carpet, power points and double glazed window.

Bathroom

Comprising of a three piece white suite including panelled bath having a shower fitted and glazed splash screen, pedestal wash hand basin and low flush WC. Part tiled walls and double glazed window with obscure glass.

Exterior

There are garden areas to the front and rear. Front garden being mainly lawned with driveway providing off road parking and leading to the attached Garage.

Enclosed rear garden being mainly lawned.

Attached Garage 15'8 x 7'8(internal measurements) (4.78m x 2.34m(internal measurements))

Strip lighting and power points laid on. Metal up and over door, personnel door giving access to the rear garden.

Directions

From Rhyl proceed along Vale Road onto Rhuddlan Road and continue onto the village of Rhuddlan. On reaching Rhuddlan take the second turning off the Golf Club Roundabout onto New Road and take the second turning right into Grenville Avenue, take the first left into Conwy Avenue and the first right into Seymour Drive and Number 13 will be found on the left hand side.

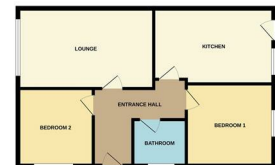
Agents Notes

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 5th 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



GROUND FLOOR



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (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 | |



Nicholas Redfearn
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Practice Manager- Louise Bullock

