

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

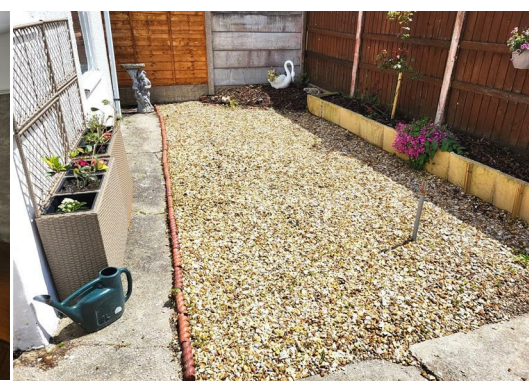
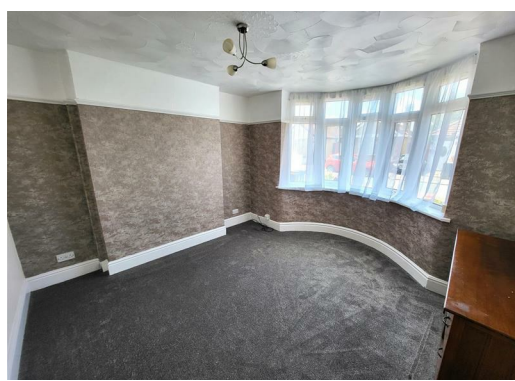
NEW



5 Regent Road, Rhyl, Denbighshire LL18 4BB £145,000

**** NO ONWARD CHAIN ****

Located to the popular east end area of the town in the resort of Rhyl within easy reach of amenities including shops, supermarkets, leisure facilities, schools and transport links including the coast road and the A55 North Wales Expressway, an opportunity to acquire a well presented 2 bedroom Detached Bungalow. Briefly affording, Entrance Hall, Lounge, Kitchen 2 Bedrooms and Wet Room with 3 piece suite. Gas Central Heating & uPVC Double Glazing. Garden areas to front and rear. Ideal investment or retirement property.



Double glazed front door giving access to

Enclosed Porch

Double glazed window. Original inner glazed door giving access to

Entrance Hall

Two radiators, power points, carpet and double glazed window.

Lounge 13' x 12'4(into bay window) (3.96m x 3.76m(into bay window))

With double glazed units, power points, carpet, radiator and telephone point.

Fitted Kitchen 8'6 x 9'4 (2.59m x 2.84m)

With a range of base units and matching wall cupboards complimented by rounded edge work surfaces. Inset stainless steel sink unit with mixer tap. Freestanding electric cooker, automatic washing machine and space for fridge and freezer. Vinyl floor covering, power points and double glazed window. Enclosed in a cupboard is the Ideal Logic gas fired combination central heating boiler. Double glazed exterior door.

Bedroom 1 8'4 x 11'2 (2.54m x 3.40m)

Radiator, power points, carpet and double glazed window.

Bedroom 2 8'2 x 7'10 (2.49m x 2.39m)

Radiator, power point, carpet and double glazed window.

Wet Room

Comprising of a push button low flush WC, pedestal wash hand basin and wall mounted electric Triton shower fitted with shower head and having an integral seat and hand rail. Fully tiled walls, radiator, anti slip flooring and double glazed window with frosted glass.

Exterior

There are garden areas to the front and rear. Front garden being ornamentally laid out with flagged areas, block pavior area and driveway leading to the Detached Garage. Enclosed rear garden with raised borders and golden gravel central area and outside cold water tap. The property also benefits from uPVC soffits and barge boards

Detached Garage 10'8 x 18' (3.25m x 5.49m)

Power laid on.

Directions

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 10th 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 C - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
61	87	D	A



Nicholas Redfearn
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Practice Manager- Louise Bullock

