

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



11 St. Margarets Drive, Rhyl, Denbighshire LL18 2HY £160,000

**** NO ONWARD CHAIN ****

An opportunity to acquire an extended semi detached family home sited in a convenient position close to Primary and Secondary Schools, local amenities and the town centre. The property benefits from uPVC Double Glazing, Gas Central Heating and briefly affords the following family accommodation : Entrance Hall, Lounge, Dining Room and Kitchen To the First Floor are 3 Bedrooms and Bathroom with a three piece coloured suite. Garden areas to the front and rear with off road parking. for 3 cars and a Detached Garage.



White uPVC double glazed front door gives access to

Enclosed Porch

Double glazed windows and inner door giving access to

Entrance Hall

Radiator and carpet.

Lounge 11'8 x 12'5(into bay window) (3.56m x 3.78m(into bay window))

Tiled fireplace and surround having gas fire fitted. Radiator, carpet and power points.

Dining Room 15'10 x 10'2 (4.83m x 3.10m)

Double glazed window, power points, carpet and tiled fireplace and marble style hearth and back with living flame gas fire fitted. Storage cupboard under stairs.

Extended Kitchen/Diner 14'4 x 8'10 (4.37m x 2.69m)

With a range of white gloss base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Double aspect double glazed windows. Inset stainless steel sink unit, vinyl floor covering, Hoover automatic washing machine and wall mounted Ideal Logic gas fired combination central heating boiler. Double glazed door to the side driveway and rear.

FIRST FLOOR LANDING

Carpet.

Bedroom 1 15'10 x 13'4(into half round bay window) (4.83m x 4.06m(into half round bay window))

White uPVC double glazed window, power points, carpet, radiator and double glazed porthole window. Original tiled fireplace.

Bedroom 2 10'10 x 8'10 (3.30m x 2.69m)

Power points, carpet, radiator and double glazed window

Bedroom 3 10'8 x 6'6 (3.25m x 1.98m)

Power points, carpet, radiator and double glazed window.

Bathroom

Comprising of a three piece coloured suite including low flush WC, pedestal wash hand basin and panelled bath with shower over. Radiator, double glazed window with frosted glass and vinyl floor covering. Built in storage cupboard.

Exterior

Garden areas to the front and rear. Front garden having tarmaced driveway with space for 2 cars and driveway leading to the rear. Enclosed rear garden being mainly lawned. Outside security lighting and cold water tap. Detached Garage.

Directions

From High Street proceed over the railway bridge onto Vale Road and continue onto the junction with Rhuddlan Road by the Shell Self Service Station. Turn right onto St Margaret's Drive and Number 11 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 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
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	
	60		83



Nicholas Redfearn
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Practice Manager- Louise Bullock

