

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers  
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The Property Ombudsman Registration Number - N00766-0

**NEW**



## 55 Rhos Fawr, Belgrano, Abergele, Conwy LL22 9YH

**\*\* NO ONWARD CHAIN \*\***

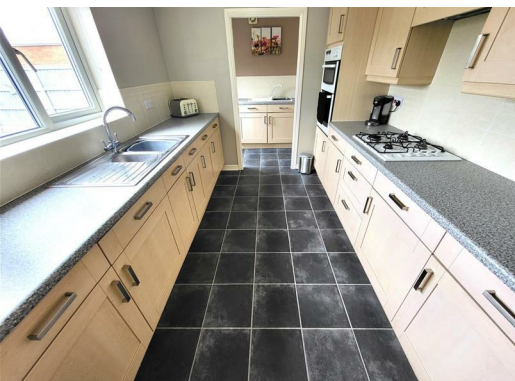
An opportunity to acquire an executive Detached Family home being very well presented and offering spacious accommodation. The property is sited on a popular residential development being close to the local amenities and coastal path.

The accommodation briefly affords: Entrance Hall with Cloakroom off, Lounge, Fitted Kitchen, Dining Area, Study, Utility Room and spacious Rear Conservatory.

To the First Floor are 4 Bedrooms with Bedroom 1 benefitting from an En Suite and a Family Bathroom with a 3 piece suite.

To the exterior there is a small front garden area with driveway providing parking and access to the Integral Garage.

Enclosed rear garden with shaped lawn, decked and patio areas.



**Offers Around £285,000**

## 55 Rhos Fawr, Belgrano, Abergele, Conwy, LL22 9YH

Double glazed composite front door giving access to

### Entrance Hall

Radiator, power points and oak style strip flooring.

### Cloakroom Off

Having push button low flush WC and pedestal wash hand basin. Matching oak style strip flooring, radiator and double glazed window.

### Lounge

12'3 x 11'10 (3.73m x 3.61m)

Power points, carpet, radiator and double glazed window.

### Dining Room

8'8 x 8'8 (2.64m x 2.64m)

Power points, carpet and radiator. Double glazed sliding patio doors giving access to

### Rear Conservatory

7'8 x 15'10 (2.34m x 4.83m)

With laminate flooring, power points and double glazed windows and matching double glazed French doors giving aspect and access to the rear garden.

### Kitchen

10'2 x 8'9 (3.10m x 2.67m)

Fitted out with a range of base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Inset stainless steel sink unit with tower mixer taps and rinsing sink. Whirlpool gas hob with extractor hood over and Whirlpool eye level fan assisted electric oven. Laminate tiles to floor and double glazed window giving aspect over the rear garden.

### Utility Room off

4'8 x 8'5 (1.42m x 2.57m)

With matching base units having rounded edge work surfaces and inset stainless steel sink unit with mixer taps. Plumbing for automatic washing machine, space for fridge or freezer. Radiator, matching flooring and Glow Worm gas fired central heating boiler. Double glazed exterior door. Personnel door giving access to Integral Garage.

### Integral Garage

The Garage has been separated in to two rooms. The rear section of which could be used as a Home Office and has a measurement of 8'2 x 7'1 with carpet, double glazed window and having a door to the Front Section and having an internal measurement size of 9'3 x 7'1 and provides a further storage area and being carpeted also benefitting from an electrically operated roller door.

### FIRST FLOOR LANDING

Carpet, power points and loft access.

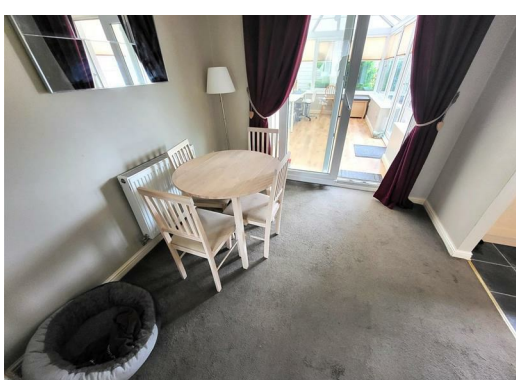
### Bedroom 1

12'8 x 11'10 (3.86m x 3.61m)

Radiator, power points, carpet and double glazed window. Built in airing cupboard.

### En Suite Off

Comprising of a three piece white suite including pedestal wash hand basin, push button low flush WC and shower enclosure with Aqualiser shower fitted with glass folding door. Vinyl floor covering, radiator, extractor fan and double glazed window.



#### Bedroom 2

9' x 10'2 (2.74m x 3.10m)

Radiator, power points, laminate flooring and double glazed window.

#### Bedroom 3

8'8 x 8'8 (2.64m x 2.64m)

Radiator, power points, carpet and double glazed window.

#### Bedroom 4

6'6 x 8'10 (1.98m x 2.69m)

Radiator, power points, laminate flooring and double glazed window.

#### Family Bathroom

Comprising of a three piece white suite of push button low flush WC, pedestal wash hand basin and panelled bath. Part tiled walls, radiator, extractor fan, vinyl floor covering and double glazed window.

#### Exterior

Number 55 is sited on a corner plot having garden areas to the front and rear, front garden being mainly lawned with mature hedging and driveway providing off road parking for three cars. Enclosed rear garden having shaped lawn, decked area and rear patio area with fixed seating. Gravelled borders and Timber Tool Shed

#### Directions

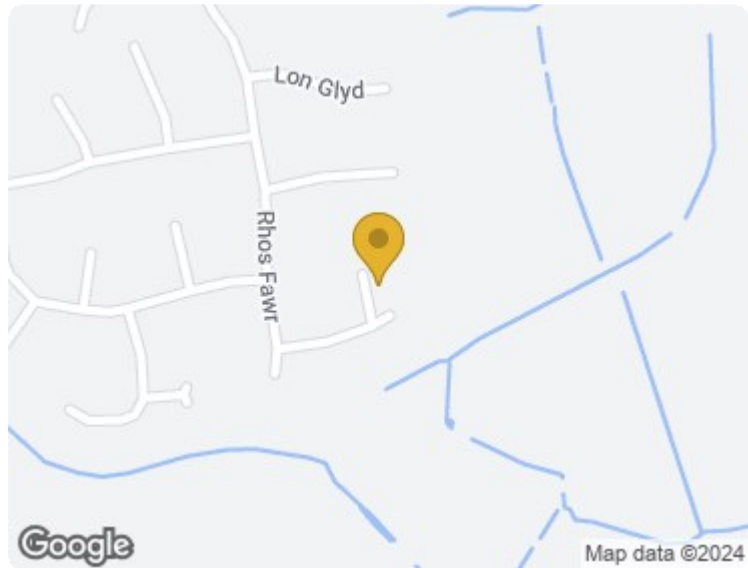
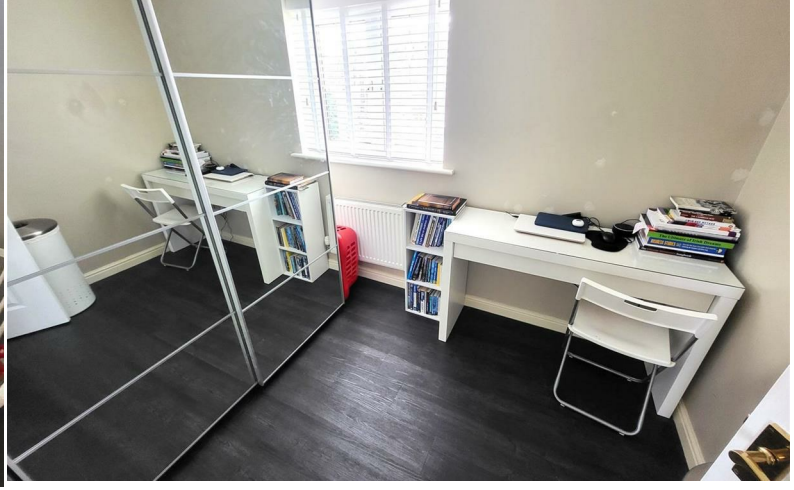
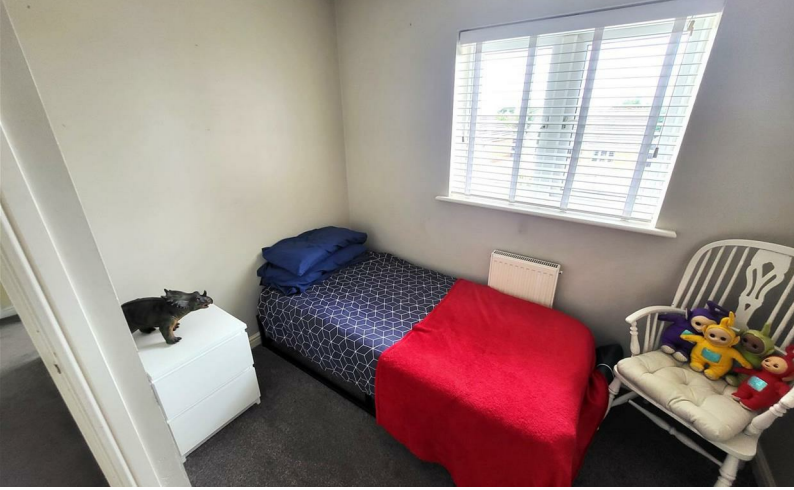
From Rhyl proceed via the A548 Coast Road through Kinmel Bay, Towyn and on towards Abergele. Before reaching Abergele turn left into Rhos Fawr, continue down bearing left at the end and Number 55 will be found on the right hand side (the house is on the left)

#### 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 July 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 F - FREEHOLD





Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, levels and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser's surveyors and solicitors should have not been misled and no guarantee as to their quality or efficiency can be given. Made with Mapbox ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		<b>77</b>	<b>87</b>

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		

England & Wales EU Directive 2002/91/EC



Nicholas Redfearn  
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