



jonesandredfearn.com



01745 351111



info@jonesandredfearn.com



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

Entrance Hall

Cloakroom Off

Lounge

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

Dining Room

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

Rear Conservatory

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

Kitchen

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

Utility Room off

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

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

Bedroom 1

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

En Suite Off

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Family Bathroom



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

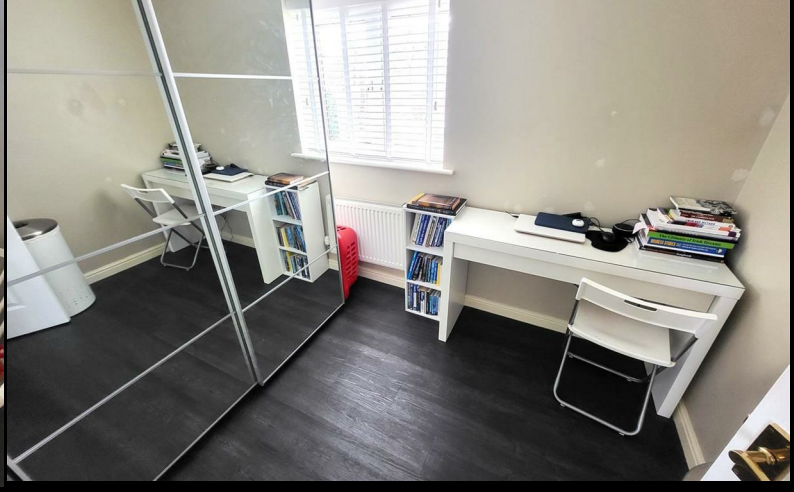
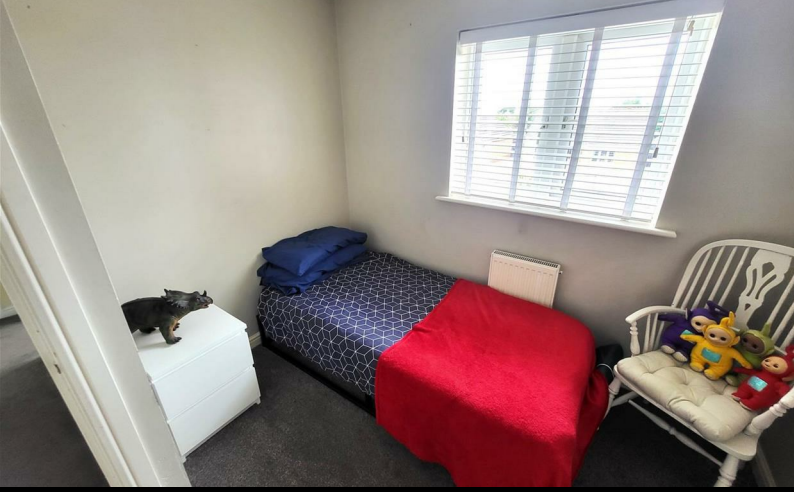
From Rhyl proceed via the A548 Coast Road through Kinmel Bay, Towyn and on towards Abergele. Before reaching Abergele turn left into Rhos Fawr, continue down bearing left at the end and Number 55 will be found on the right hand side (the house is on the left)

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





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92 plus)	87	Very environmentally friendly - lower CO ₂ emissions A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC



3/5 RUSSELL ROAD, RHYL, LL18 3BS
CLWYD ESTATES LTD T/A JONES AND REDFEARN

