

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



15 Knowles Avenue, Rhyl, Denbighshire LL18 3TU £155,000

Located to the favoured east end area of the town, a well presented Detached Bungalow conveniently sited for local Shops, The Promenade and the Sea Front. Briefly affording: Dining Hall, Hall, Kitchen Lounge Inner Hall, Fitted Kitchen, 2 Bedrooms and Shower Room. Gas Central Heating & uPVC Double Glazing.

To the rear is an ornamentally laid out front garden with stocked borders and flagged driveway providing off road parking. Enclosed south facing rear garden with patio and decked areas.



White uPVC double glazed front door giving access to

Dining Hall

With laminate flooring, radiator and double glazed windows. Glazed inner door giving access to

Hall

Radiator, laminate flooring and power points. Glazed door to

Lounge 13'2 x 13'6 (4.01m x 4.11m)

With white uPVC double glazed units. Ornamental fire surround with marble style hearth and back having a coal effect living flame gas fire fitted. Carpet, power points and radiator.

Kitchen 9'4 x 7' (2.84m x 2.13m)

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 mixer taps, gas cooker point and enclosed in a wall cupboard is the gas fired combination central heating boiler. Plumbing for automatic washing machine and space for fridge. Power points, vinyl flooring, double glazed window and matching exterior door.

Bedroom 1 10'3 x 11'3 (3.12m x 3.43m)

Radiator, power points, carpet and double glazed window.

Bedroom 2 9'5 x 8'2 (2.87m x 2.49m)

Radiator, power points, carpet and double glazed window.

Shower Room

Comprising of a three piece white suite including push button low flush WC, pedestal wash hand basin and large shower enclosure with glazed sliding splash screen having a Mira electric shower fitted. Fully tiled walls, radiator, carpet 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 driveway and garden area with stocked borders. Enclosed South facing rear garden with flagged patio area and decked area. To the rear of the garden is a gravelled area. Outside security lighting and cold water tap.

Directions

From our office on Russell Road proceed along Russell Road passing the Fire Station and onto the Coast Road. At the traffic lights turn left onto Tynwydd Road and take the first right into Knowles Avenue and Number 15 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 16th 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 C - FREEHOLD



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

