

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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

NEW



5 Ffordd Aber, Rhuddlan, Denbighshire LL18 2SJ

An opportunity to acquire a Detached Bungalow situated on a good size corner plot within the historic village location of Rhuddlan having the Golf course and shops in the nearby vicinity. The property offers excellent public transport links and within easy access of the A55 expressway.

The bungalow briefly affords: Open Canopy Porch, Lounge, Dining Room, Kitchen/Diner, Utility Room, Bedroom 1 with En Suite Shower Room, Bedroom 2 and a Family Bathroom with 3 piece suite. Gas Central Heating and Double Glazing.

Number 5 is sited on a generous raised corner plot benefitting from gardens to the front, side and rear. Front and side garden having lawn, flagged and gravel pathways. Enclosed rear garden with flagged patio area and having a shaped lawn, stocked borders and a Timber Tool Store. Outside cold water tap.

From Lon Cwybr is a tarmac driveway leading to the Garage



Offers Around £279,950

5 Ffordd Aber, Rhuddlan, Denbighshire, LL18 2SJ

Open Canopy Porch

With composite front door giving access to

Entrance Hall

Radiator, carpet, power point and useful built in storage cupboard.

Lounge

16'10 x 11'10 (5.13m x 3.61m)

With feature fire surround having marble style hearth and back with coal effect electric fire fitted. Double aspect uPVC double glazed windows, power points, carpet and radiator. Glazed double doors leading to

Dining Room

11' x 8'10 (3.35m x 2.69m)

Carpet, radiator, power points and white uPVC double glazed sliding patio doors giving aspect and access to the rear garden.

Kitchen/Diner

10'3 x 8'8 (3.12m x 2.64m)

Fitted out with a range of light oak base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Inset stainless steel sink unit with tower mixer tap, gas hob with extractor hood over and electric oven below. Double glazed window, vinyl floor covering, radiator and power points.

Utility Room

8'7 x 7'8 (2.62m x 2.34m)

Base and wall cupboards with rounded edge work surfaces, plumbing for automatic washing machine and space for fridge/freezer. Wall mounted Worcester combination gas fired central heating boiler. Double glazed window and composite side door leading to the side pathway and front and rear.

Bedroom 1

12'2 x 11' (3.71m x 3.35m)

Radiator, power points, carpet and double glazed window.

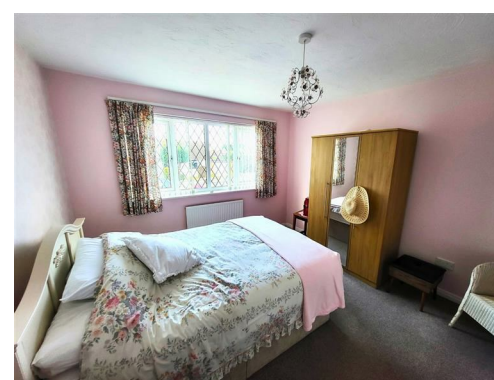
En Suite Shower Room off

Comprising of a three piece suite including low flush WC, pedestal wash hand basin and shower enclosure with a Mira shower fitted. Part tiled walls, extractor fan, vinyl floor covering and double glazed window.

Bedroom 2

11'2 x 9'8 (3.40m x 2.95m)

Power points, carpet, radiator and double glazed window.



Bathroom

Comprising of a three piece suite including shell shaped pedestal wash hand basin, low flush WC and panelled bath. Half tiled walls, radiator, vinyl floor covering, extractor fan and double glazed window.

Exterior

Number 5 is sited on a corner plot in a raised position and has gardens to the front, side and rear. Front and side garden having lawn, flagged and gravel pathways. Enclosed rear garden with flagged patio area and having a shaped lawn, stocked borders and a Timber Tool Store. Outside cold water tap.

From Lon Cwybr is a tarmacadam driveway leading to the Garage

Detached Concrete Block Garage

9'5 x 17' (2.87m x 5.18m)

With metal up and over door and personnel door giving access to the rear garden.

Directions

From Rhyl proceed via Vale Road and Rhuddlan Road(A525) and onto Rhuddlan. On reaching Rhuddlan turn right before the Golf Club onto Highlands Road and take the second right onto Barrfield Road. Take the first left onto Ffordd Nant, proceed down past The Green and take the next right into Ffordd Ffynnon , continue down bearing left and take the first left on to Ffordd Aber and Number 5 will be found on the right hand side at the junction of Ffordd Aber and Lon Cwybr.

Agents Notes

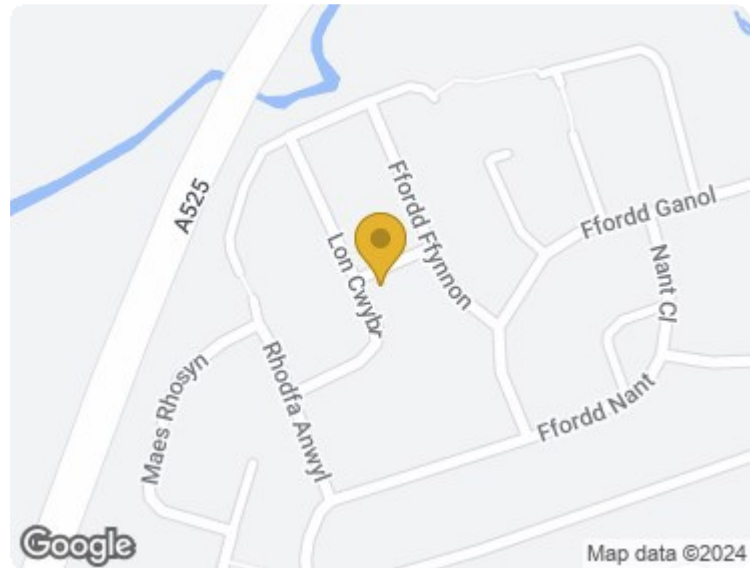
Please Read Carefully

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 12th 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 E - FREEHOLD





GROUND FLOOR



Google

Map data ©2024

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of length, width, height and area are given for an approximate and not a guaranteed purpose. The services, fixtures and appliances shown have not been tested and no guarantee is made as to their condition or operation. The services, fixtures and appliances shown have not been tested and no guarantee is made as to their condition or operation.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
83	65

England & Wales EU Directive 2002/91/EC

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

England & Wales EU Directive 2002/91/EC



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