Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
Gwerthwyr Tai ac Arwerthwyr

3/5 Russell Road, Rhyl, LL18 3BS
Telephone: 01745 351111 & 334467
Email: info@jonesandredfearn.com   Website: www.jonesandredfearn.com
The Property Ombudsman Registration Number - N00766-0

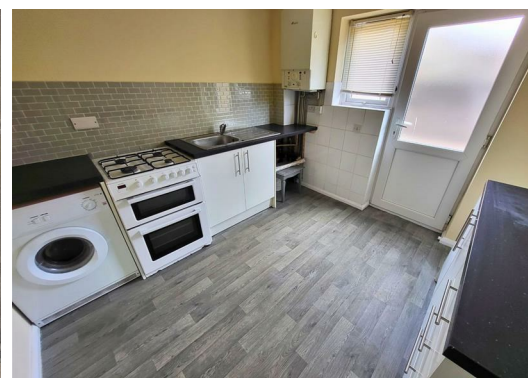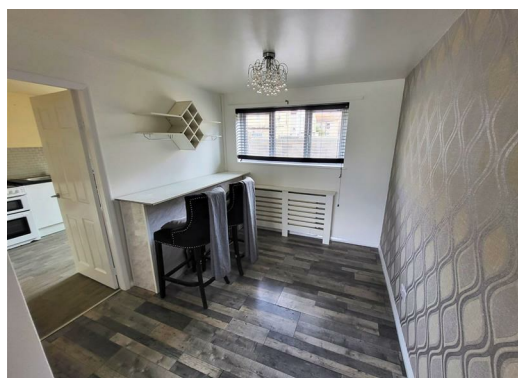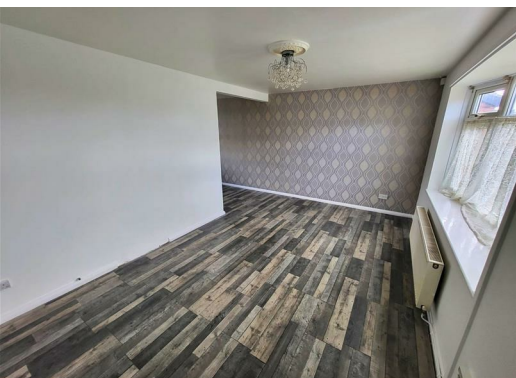**REDUCED**

18 Sydenham Avenue, Rhyl, LL18 1NS

£130,000

** NO ONWARD CHAIN **
An opportunity to acquire a 3 bedroom, mid terraced Town House situated in a convenient location for Rhyl Town Centre, Marina Quays and all its amenities including Public Transport links.
The property benefits from the following accommodation: Entrance Hall, Lounge, Dining Room, Kitchen, 3 bedrooms, bathroom and easy maintained gardens. The property also benefits from double glazing and Gas Central Heating.
IDEAL INVESTMENT OR FIRST TIME BUYER PROPERTY

Entrance Hall

Lounge
15'8 x 10 (4.78m x 3.05m)

Dining Room
9'9 x 8'7 (2.97m x 2.62m)

Kitchen
9'7 x 9'7 (2.92m x 2.92m)

Landing

Bedroom 1
10'6 x 10 (3.20m x 3.05m)

Bedroom 2
11'6 x 9'8 (3.51m x 2.95m)

Bedroom 3
7 x 6'2 (2.13m x 1.88m)

Bathroom

Exterior

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 August 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 B - FREEHOLD

Energy Efficiency Rating

Environmental Impact (CO₂) Rating