

# 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](mailto:info@jonesandredfearn.com) Website: [www.jonesandredfearn.com](http://www.jonesandredfearn.com)  
The Property Ombudsman Registration Number - N00766-0

**NEW**



## 13 Oakville Avenue, Rhyl, Denbighshire LL18 3TE

An opportunity to acquire a detached Bungalow which is located within walking distance for local shops, Public transport and amenities of Rhyl which include leisure facilities including the Golf club and Beach which are all in the nearby vicinity. The well presented accommodation briefly affords: Entrance Hall, Open Plan Kitchen/Living Area, Lounge which could be used as an additional bedroom, 3 Bedrooms, Utility Room, Shower Room and En Suite Bathroom. uPVC Double Glazing and Gas Central Heating throughout. Gardens to front and rear of the property, with driveway providing off road parking.



**£210,000**

## Hallway

## Open Plan Kitchen/Living Area

26'2 x 10'6 (7.98m x 3.20m)

## Lounge

13'10 x 13'7 (4.22m x 4.14m)

## Bedroom 1

10'3 x 12'1 (3.12m x 3.68m)

## Ensuite Bathroom

## Bedroom 2

9'3 x 13'6 (2.82m x 4.11m)

## Bedroom 3

8'9 x 10'10 (2.67m x 3.30m)

## Shower Room

## Utility Room

## Exterior

Ornamentally laid out front garden with driveway providing off road parking, giving access to enclosed south facing rear garden with decking, astro turf, and timber tool store.

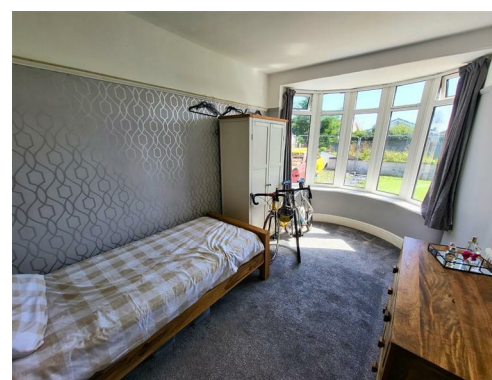
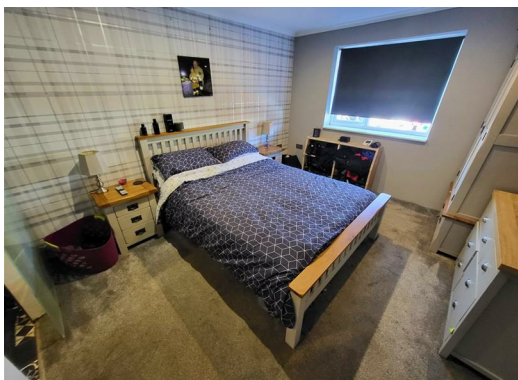
## Directions

From our office proceed along Russell Road and onto the Coast Road. Turn right at the traffic lights onto Tynwydd Road, continue down taking the second left into Oakville Avenue, continue along and Number 13 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.

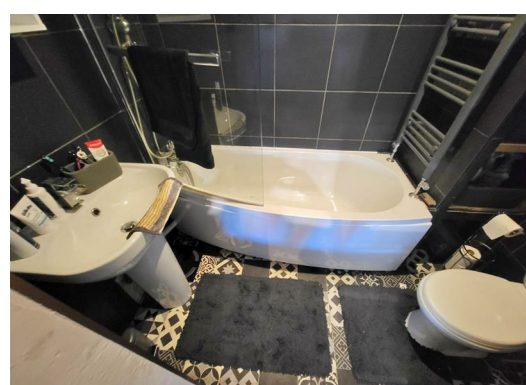
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.

7. Details prepared 14/08/24

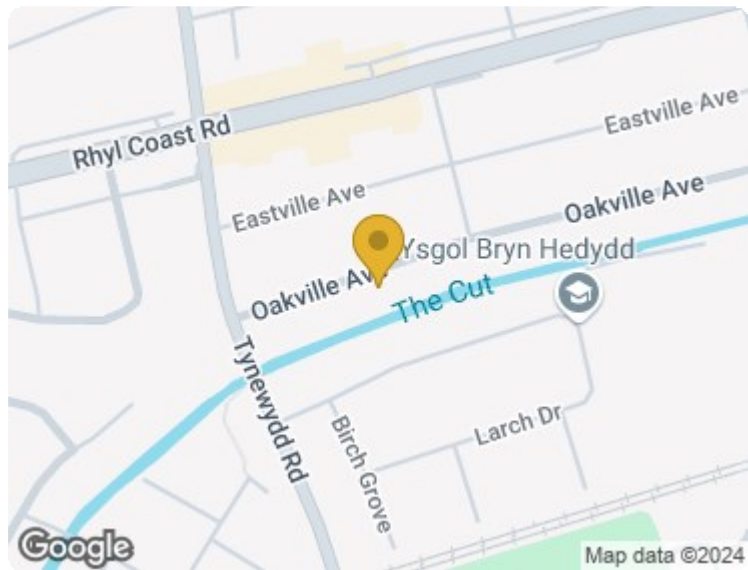
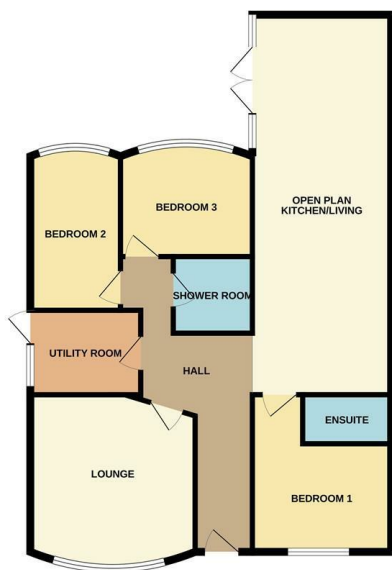
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0

9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.

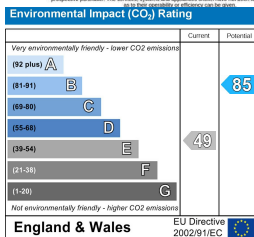
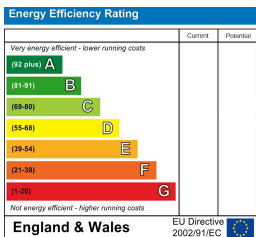
10. COUNCIL TAX BAND C - FREEHOLD



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of areas, volumes, levels and any other figures are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is given that they will perform as described.



Nicholas Redfearn  
 Non Practising Consultant - David K. Jones BSc(Hons) FRICS Registered Valuer  
 Practice Manager- Louise Bullock

