



86 RHUDDLAN ROAD, RHYL, LL18 2PS
£125,000

**** LEASEHOLD PROPERTY ****

An opportunity to purchase a Spacious Ground Floor Flat situated on the outskirts of Rhyl in an excellent location which could make a lovely home or be a fantastic Investment opportunity.

The accommodation briefly affords: Entrance Hall, Lounge, Kitchen/Diner, 2 Bedrooms and Bathroom with 3 piece suite. Gas Central Heating and Double Glazing.

The apartment which has its own private entrance is situated in enclosed gardens with its own private side garden and benefits from a driveway and Garage.



Entrance Hall

Lounge 17'2 x 16'4(into bay window) (5.23m x 4.98m(into bay window))

Kitchen/Diner 12'10 x 13'2 (3.91m x 4.01m)

Bedroom 1 12'3 x 12'9(into bay window) (3.73m x 3.89m(into bay window))

Bedroom 2 9'7 x 8'7 (2.92m x 2.62m)

Bathroom

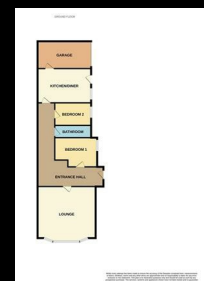
Exterior

Garage 8'1 x 19'8 (2.46m x 5.99m)

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 19th 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 - LEASEHOLD



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	58	(55-68) D	
(39-54) E		(39-54) E	
	71		