



**26 RHODFA MAEN GWYN, RHYL, DENBIGHSHIRE LL18 4JD**  
**£129,950**

An opportunity to acquire a Semi Detached Bungalow which is in need of some modernisation sited to the south east of the town centre being a short drive from the town centre and having public bus routes in the nearby area, as well as having a Primary School and local parade of shops in the vicinity.

The accommodation briefly affords: Kitchen, Lounge, Wet Room and two Bedrooms. Gas Central Heating and Double Glazing.

There are ornamental garden areas to the front and rear with a driveway providing off road parking.



White uPVC double glazed side door giving access to

**Kitchen 9'8 x 5'2 (2.95m x 1.57m)**

**Lounge 9'9 x 16'4 (2.97m x 4.98m)**

**Inner Hall**

**Wet Room**

**Bedroom 1 8'6 x 13'2 (2.59m x 4.01m)**

**Bedroom 2 10'1 x 6'8 (3.07m x 2.03m)**

**Exterior**

**Directions**

Proceed down High Street over the railway bridge and onto Vale Road. Continue onto Rhuddlan Road turning left onto Trellewelyn Road. Continue along taking the first left at the mini roundabout onto Pen y Maes Avenue and take the second road on the left into Rhodfa Maen Gwyn and Number 26 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 27th 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 (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		70	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		



3/5 RUSSELL ROAD, RHYL, LL18 3BS

CLWYD ESTATES LTD T/A JONES AND REDFEARN

