



**84 RHUDDLAN ROAD, RHYL, LL18 2PS**  
**£115,000**

**\*\* LEASEHOLD PROPERTY \*\***

An opportunity to purchase a Spacious First 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, one benefitting from an En Suite 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 front garden and benefits from an attached Garage.



## Entrance Hall

Stairs off to First Floor

## Hallway

Lounge 17'2 x 16'2 (5.23m x 4.93m)

Kitchen 8'2 x 13'2 (2.49m x 4.01m)

Utility Room off

Dining Room 9'4 x 13'2 (2.84m x 4.01m)

## Bathroom

Bedroom 1 10'6 x 11'8 (3.20m x 3.56m)

Shower En Suite Off

Stairs to Second Floor

Bedroom 2 19' x 11' (5.79m x 3.35m)

## Exterior

Garden areas to the front and driveway off Rosehill Road leading to the Attached Garage.

## Directions

From Rhyl High Street proceed over Vale Road bridge and on to Vale Road, continue along onto Rhuddlan Road and Number 84 will be found on the left hand side on the junction of Rhuddlan Road and Rosehill Road.

## 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 26th September 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
		53			



3/5 RUSSELL ROAD, RHYL, LL18 3BS

CLWYD ESTATES LTD T/A JONES AND REDFEARN

