



22 PENDRE AVENUE, RHYL, DENBIGHSHIRE LL18 4NH
£175,000

An opportunity to acquire a good sized Semi Detached House in a popular residential area to the south of the town centre having a local parade of shops and Primary Schools in the nearby area and briefly affording: Porch, Entrance Hall with Cloakroom Off, Lounge, Dining Room, Rear Conservatory and Fitted Kitchen. To the First Floor are 3 Bedrooms and Family Bathroom with a 3 piece suite. Gas Central Heating and Double Glazing.

Garden areas to the front and rear, off road parking and Garage.



White uPVC double glazed front door giving access to

Porch

Entrance Hall

Cloakroom Off

Lounge 11'4 x 12'2 (3.45m x 3.71m)

Dining Room 8'6 x 8'8 (2.59m x 2.64m)

Rear Conservatory 12'6 x 9'6 (3.81m x 2.90m)

Fitted Kitchen 8'6 x 9'2 (2.59m x 2.79m)

FIRST FLOOR LANDING

Bedroom 1 10'7 x 12'4 (3.23m x 3.76m)

Bedroom 2 10'6 x 9'9 (3.20m x 2.97m)

Bedroom 3 7' x 7'8 (2.13m x 2.34m)

Bathroom

With three piece white suite

Exterior

There are garden areas to the front and rear. Front garden being ornamentally laid out with mature trees, bushes and concreted driveway providing off road parking and leading to the Garage. Good sized rear garden being ornamentally laid out with flagged areas and borders.

Directions

From Rhyl High Street proceed over the bridge onto Vale Road. Take the 9th turning left onto Holland Park Drive and then take the 3rd turning on the right hand side into Pendre Avenue and Number 22 can be found on the left 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 7th October 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 C - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		71	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		