



jonesandredfearn.com



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BLAEN Y COED Ffordd Derwen, Rhyl, Denbighshire LL18 2LS

£260,000

An opportunity to acquire a spacious Semi Detached House sited in a favoured residential areas to the south of the town being in a convenient location for the Clwyd Retail Park and with easy access to the A55 Expressway and Rhyl Town Centre. The spacious accommodation which still retains a lot of character briefly affords: Porch, Entrance Hall, Understairs WC, Lounge, Family Room/Home Office, Living Room, Breakfast Room and Fitted Kitchen. To the First Floor: Loft Room, Bathroom and Four Further Bedrooms. Gardens to the front and rear, driveway provides off road parking.

The property benefits from white uPVC Double Glazing and Gas Central Heating



Entrance Porch

Hall

Understairs WC

Lounge(front) 13'3(into bay window) x 11'6 (4.04m(into bay window) x 3.51m)

Family Room/Home Office 18'10 x 7'2 (5.74m x 2.18m)

Living Room 19'4 x 10'10 (5.89m x 3.30m)

Breakfast Room 8'2 x 7' (2.49m x 2.13m)

Fitted Kitchen 15'9 x 9'6(maximum measurements) (4.80m x 2.90m(maximum measurements))

FIRST FLOOR RIGHT HAND LANDING

Loft Room 12'9 x 19' (3.89m x 5.79m)

Bathroom

Bedroom 1 14'(into bay window) x 11' (4.27m(into bay window) x 3.35m)

Bedroom 2 11'10 x 9'6(to chimney breast) (3.61m x 2.90m(to chimney breast))

Bedroom 3 8'6 x 15'2 (2.59m x 4.62m)

Bedroom 4 16'10 x 7'2 (5.13m x 2.18m)

Exterior

There are established gardens to the front and rear. Front garden having concreted driveway providing off road parking. Good sized enclosed rear garden with stocked flower beds.

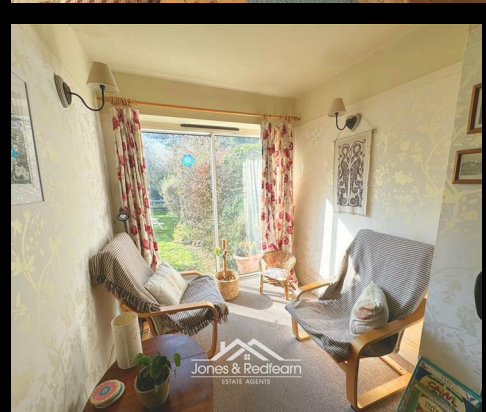
Directions

From Rhyl High Street proceed over Vale Road bridge onto Vale Road, continue along onto Rhuddlan and continue along to the Sainsbury's roundabout. Take the 3rd turning off the roundabout onto Ffordd Derwen, continue down and Blaen Y Coed 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 3rd 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 D - FREEHOLD



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|---|---------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO ₂ emissions | Current |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | 64 | (55-68) D | |
| (39-54) E | | (39-54) E | |



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CLWYD ESTATES LTD T/A JONES AND REDFEARN

