



50 MADRYN AVENUE, RHYL, DENBIGHSHIRE LL18 4RS
£350,000

An opportunity to acquire an individual style extended Detached Dormer Bungalow sited in a popular residential area to the south of the town centre having a parade of shops, Doctors Surgery and the Coronation Gardens in close proximity.

This spacious and well arranged accommodation briefly affords: Porch, Entrance Hall, Front Conservatory, Lounge, Kitchen/Diner and two Utility Rooms. Master Bedroom with En Suite Shower Room off and Four Further Bedrooms. Family Bathroom and further En Suite off Bedroom 5.

Number 50 is sited on a generous sized plot benefitting from gardens to the front and rear with off road parking for multiple vehicles and a Detached Garage.



Entrance Porch

Front Conservatory 16'4 x 9'4 (4.98m x 2.84m)

Entrance Hall

Lounge 19'2 x 10'8 (5.84m x 3.25m)

Kitchen/Diner 16'2 x 10'4(maximum measurements) (4.93m x 3.15m(maximum measurements))

Utility Room 10'6 x 7'2 (3.20m x 2.18m)

Second Utility Room 15'9 x 7'6 (4.80m x 2.29m)

Master Bedroom 13'9 x 14'9 (4.19m x 4.50m)

Lobby

En Suite Shower Room off

Bedroom 2 11'6 x 11'3 (3.51m x 3.43m)

Bedroom 3 11'8 x 9'2 (3.56m x 2.79m)

Bedroom 4 11'6 x 13'2 (3.51m x 4.01m)

Bathroom

FIRST FLOOR LANDING

Rear Balcony

Bedroom 5 17'7 x 12' (5.36m x 3.66m)

En Suite off

Exterior

Number 50 is sited on a generous plot accessed via wrought iron electric gates and benefitting from tarmacadam driveway providing off road parking for multiple vehicles and access to the Garage. Front garden being mainly lawned and having mature privet hedging. Fully enclosed rear garden being mainly lawned with tall hedging, mature trees, flagged patio area and timber pergola with hanging seating. Cold water tap and outside security lighting. Timber Tool Store and open log store. Flagged hardstanding to the rear of the Garage

Detached Garage 13" x 22'3" (3.96m x 6.78m)

With electrically operated roller doors to the front and rear. Having strip lighting, power points and a fixed bench.

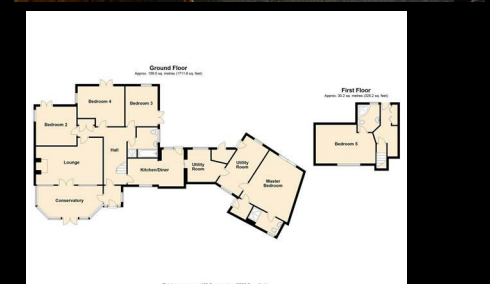
Directions

From Rhyl High Street proceed over the Vale Road bridge onto Vale Road, continue along passing the Shell Service Station on the left hand side and take a left into Pendyffryn Road and then a sharp left into Madryn Avenue and continue down and Number 50 will be found at the bottom of the road facing head on.

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 4th 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	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		



3/5 RUSSELL ROAD, RHYL, LL18 3BS

CLWYD ESTATES LTD T/A JONES AND REDFEARN

