



## 2 THE LAWN, RHYL, DENBIGHSHIRE LL18 3DQ £190,000

An opportunity to acquire a modern semi detached house sited in a cul de sac and convenient for the Sea Front and Promenade as well as the town centre and its facilities.

The accommodation briefly affords Entrance Hall with Ground floor cloaks, Lounge/Diner and Dining Room and Fitted Kitchen. Three bedrooms, of which Bedroom 1 benefits from a Walk In Shower Room and Family Bathroom with a three piece suite. The property also benefits from Gas central heating and uPVC Double Glazing Gardens to the front and rear , driveway provides off road parking and access to the Detached Garage.





Double glazed door to

Entrance Hall

Oak strip flooring, coved and textured ceiling.

Separate Toilet

With wash hand basin and close couple WC. Radiator, part tiled walls, tiled floor and uPVC double glazed window.

Lounge 17'3 x 13'6 (5.26m x 4.11m)

Fire surround with marble hearth inset and coal effect living flame gas fire. Radiators, power points, oak strip flooring, half panelled walls and coved and textured ceiling. Understairs cupboard and uPVC double glazed window to the front.

Fitted Kitchen/Diner 16'8 x 10'7 (5.08m x 3.23m)

Fitted out with a contemporary range of base and wall mounted units complimented by straight edge work surfaces with tiled splash backs. Island unit, inset sink unit with mixer tap and single drainer. Inset gas hob with electric oven below and filter hood over. Space and plumbing for automatic washing machine. Wall mounted gas fired combination central heating boiler. uPVC double glazed window to the exterior and radiator. Tiled floor and double glazed patio door to the rear.

FIRST FLOOR LANDING

Airing cupboard with radiator, carpet and uPVC double glazed window.

Bathroom

Fitted out with a contemporary three piece white suite comprising of panelled bath, pedestal wash hand basin and close couple WC. Radiator, tiled floor, half tiled walls and uPVC double glazed window.

Bedroom 1 13'8 x 8'8 (4.17m x 2.64m)

Radiator, power points, carpet and uPVC double glazed window to the front.

Walk In Shower Off

Being fully tiled and with shower head and rainfall shower head. Chrome effect ladder style radiator and extractor fan. Glazed sliding door.

Bedroom 2 10'8 x 9'3 (3.25m x 2.82m)

Radiator, power points, carpet and uPVC double glazed window.

Bedroom 3 8'4 x 7' (2.54m x 2.13m)

Radiator, power points, carpet and uPVC double glazed window to the front.

Exterior

Paved accessway to tarmacadamed driveway providing parking and access to the single Garage. Enclosed rear garden with paved patio and shaped lawn.

Former Garage

Currently used as Man Cave/Workshop but could be converted back if required.

Directions

From the Agents Office proceed along Russell Road taking the fifth road on the left into The Lawn and Number 2 will 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 17th April 2023
- 8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
- 9. COUNCIL TAX BAND C - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		85	(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