



Hafod Y Coed 5 Pendyffryn Road, Rhyl, Denbighshire LL18 4RU

An opportunity to acquire a fully refurbished individual, spacious and attractive double fronted bungalow in a popular residential position set on an extensive plot with a local parade of Shops, Schools and Public Transport routes in the nearby vicinity.

The accommodation briefly affords: Entrance Porch, Hallway, Feature Octagonal Hall Hallway, Lounge, Open Plan Fitted Kitchen/Diner and 2/3 Bedrooms to the Ground Floor. The 3rd Bedroom is currently being used as a Study. To the First Floor is a large landing currently used as a Home Office and further Bedroom and Bathroom.

Hafod y Coed is set in good sized gardens having off road parking to the front for a number of vehicles and an enclosed nicely laid out rear garden with shaped lawns, paved patio and two Timber Tool Stores.

MUST BE VIEWED TO BE FULLY APPRECIATED



£385,000

GROUND FLOOR

Entrance Porch

Large Entrance Hall

Lounge

16'6 (into bay window) x 14'6(maximum measurement) (5.03m (into bay window) x 4.42m(maximum measurement))

Open Plan Fitted Kitchen/Diner

29'6 x 10'8 (8.99m x 3.25m)

Bedroom 1(rear)

13'9(into bay window) x 14' (4.19m(into bay window) x 4.27m)

Bedroom 2(front)

11'9(into box bay window) x 14' (3.58m(into box bay window) x 4.27m)

Bedroom 3

10' x 11'4 (3.05m x 3.45m)

Rear Hall

Stairs to Large Landing

Shower Room

Rear Dining Room/Living Room

17'6 x 11' (5.33m x 3.35m)

FIRST FLOOR LANDING

Currently used as a Home Office,

Bathroom

Bedroom 4

11'4 x 13'2(plus alcoves) (3.45m x 4.01m(plus alcoves))

Exterior

Good sized front garden with shaped lawn, stocked flower beds with shrubs. Brick pavior driveway provides parking for a number of vehicles and access to the Detached Garage. Timber personnel gate giving access to the extensive and enclosed rear garden with paved patio area, two shaped lawns and well stocked flower beds with shrubs. Two timber stores, outside security lighting and cold water tap.



Former Detached Garage

17' x 8' (5.18m x 2.44m)

currently used as a utility room, personnel door to the rear. Power points and electric light laid on.

Directions

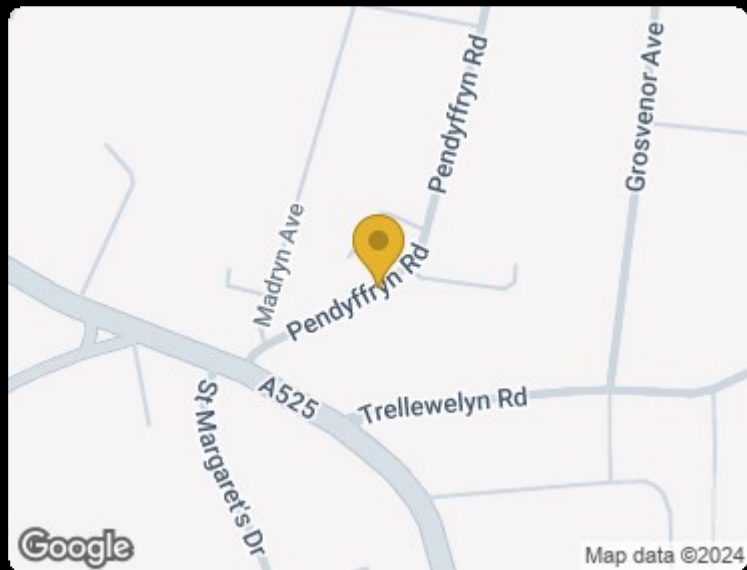
From Rhyl High Street proceed over Vale Road bridge onto Vale Road. At the junction of Vale Road and Rhuddlan Road take a left turn into Pendyffryn Road and Number 5 can be found on the right hand side.

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 31st October 2024
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 F - FREEHOLD





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		77	
	49		

England & Wales EU Directive 2002/91/EC



3/5 RUSSELL ROAD, RHYL, LL18 3BS
CLWYD ESTATES LTD T/A JONES AND REDFEARN

