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SUNNYBROOK PWLL Y BONT, PRESTATYN, DENBIGHSHIRE LL19 8LW **£305,000**

Sunnybrook is a Detached Bungalow in a semi rural location and sited in approximately an acre of land comprising of lawns and mature trees

The property benefits from Entrance Hall, Lounge, Kitchen/Diner, 2 Bedrooms and Bathroom with a white 3 piece suite.

The property is partly Double Glazed and is supplied by a solid fuel heating system.

This property is subject to an Overage Clause.



Entrance Hall

Lounge 15'9 x 12'3 (4.80m x 3.73m)

Kitchen/Diner 15'2 x 11'4 (4.62m x 3.45m)

Bedroom 1 12'4 x 13'8 (3.76m x 4.17m)

Bedroom 2 13'5 x 11'4 (4.09m x 3.45m)

Bathroom

Comprising of a three piece white suite

Exterior

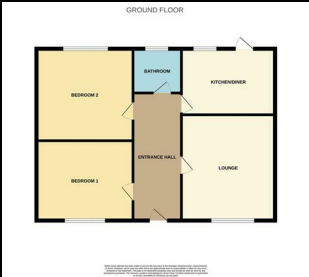
Sunnybrook is sited in extensive grounds having lawns and mature trees. Sunnybrook is accessed off Pwll Y Bont via a farmgate

Directions

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 18th November 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		
	Current	Potential		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		
	49	80			



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