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**14 ST. GEORGES CRESCENT, RHYL, DENBIGHSHIRE LL18 3NN**  
**£310,000**

NO ONWARD CHAIN

An opportunity to acquire a spacious well arranged Detached Family Home located in a much sought after residential area to the east of the town centre with good sized garden areas.

The accommodation briefly affords: Enclosed Porch, Entrance Hall, Lounge, Dining /Living Room and Fitted Kitchen.

To the First Floor there are 3 Bedrooms and a Family Bathroom with a four piece suite.

Number 14 has garden areas to the front and rear with driveway leading to the attached Garage. The exterior also benefits from a Pod Point electric vehicle charging system. South facing rear garden with lawn, mature trees and flagged patio area. Timber Summer House and Brick Built Outbuilding.





## Enclosed Porch

## Entrance Hall

Lounge 12'8 x 16'10 (3.86m x 5.13m)

Living/Dining Room 12'9 x 14'6 (3.89m x 4.42m)

## Ground Floor Shower Room

Kitchen 10' x 13'8 (3.05m x 4.17m)

With walk in Pantry

## FIRST FLOOR LANDING

Bedroom 1 17'4 x 12'6 (5.28m x 3.81m)

Bedroom 2 13'2 x 14' (4.01m x 4.27m)

Bedroom 3 8'8 x 9'4 (2.64m x 2.84m)

## Family Bathroom

With four piece suite.

## Exterior

Garden areas to the front and rear. Front garden having stocked borders and off road parking for 3/4 cars. Driveway giving access to the Garage. There is a Pod Point electric vehicle charging system.

Good sized rear garden benefitting from a south facing aspect and being mainly lawned and having mature trees, bushes and flagged patio area. Brick Built Outhouse with plumbing for automatic washing machine. Separate WC and Timber Summer House

**Attached Garage 14'8 x 10'2 (4.47m x 3.10m)**

With metal up and over door, power and light laid on. The gas fired combination central heating boiler is also housed within the Garage.

## Directions

From the Agents Office proceed along Russell Road taking the seventh turning on the right hand side into Bryntirion Avenue and continue down into St Georges Crescent and Number 14 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 8th January 2025
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 E - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
	74		
	53		