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£155,000

Nestled in the charming coastal town of Rhyl, this detached bungalow is situated in the sought after area of South Drive and being conveniently located to local amenities, including shops, schools, and transport links. The property requires modernisation throughout, and offers much potential to the purchaser.

Upon entering, you are welcomed into a spacious hallway that leads to the following accommodation: Lounge, Kitchen, Dining Room, 3 Bedrooms and a bathroom. To the rear of the property there are generously sized garden areas to the front and back with a driveway providing off road parking for multiple vehicles.



Lounge

11'8 x 12'2 (3.56m x 3.71m)

Dining Room

8'4 x 10'4 (2.54m x 3.15m)

Kitchen

8'4 x 6' (2.54m x 1.83m)

Bedroom 1

13'7 x 9'9 (4.14m x 2.97m)

Bedroom 2

8'6 x 11'10 (2.59m x 3.61m)

Bedroom 3

10'9 x 6'6 (3.28m x 1.98m)

Bathroom

With three piece suite.

Exterior

There are garden areas to the front and rear with driveway providing off road parking.

Directions

From Rhyl High Street proceed over the Vale Road bridge onto Vale Road. Continue along onto Rhuddlan Road and take a left turn into North Drive and proceed across the roundabout into South Drive and Number 35 can be seen 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 14th 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 C - 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	85	(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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	