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14 TREHEARN DRIVE, RHYL, DENBIGHSHIRE LL18 3RR

£299,950

NO ONWARD CHAIN

An opportunity to acquire a spacious 3 bedroom traditional Detached Bungalow sited in a popular and much sought after residential area to the East of the Town Centre.

The property briefly affords: Enclosed Porch, Spacious Hallway, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Bathroom and Separate WC. Gas Central Heating and uPVC Double Glazing.

Parquet flooring throughout the Bungalow except for the Kitchen and Bathroom(condition unknown).

The property is sited on a large plot, having an ornamental front garden with long concreted driveway providing off road parking for numerous vehicles and leading to the Detached Garage. Brick Built Lean To Store.



Enclosed Porch

Entrance Hall

Walk In Box Room/Cloaks Closet

Lounge 21'4 x 13'6 (6.50m x 4.11m)

Dining Room 15' x 8'8 (4.57m x 2.64m)

Kitchen 12' x 10' (3.66m x 3.05m)

Bedroom 1 15'2 x 13'6 (4.62m x 4.11m)

Bedroom 2 10'8 x 12'4 (3.25m x 3.76m)

Bedroom 3 12'6 x 11'2 (3.81m x 3.40m)

Bathroom

Separate WC

With low flush WC.

Exterior

The property is sited on a large plot, having an ornamental front garden with long concreted driveway providing off road parking for numerous vehicles and leading to the Detached Garage.

Brick Built Lean To Store.

Brick Built Detached Garage 19'8 x 10 (5.99m x 3.05m)

With metal up and over door and having power laid on. Adjacent to the Garage is a Lean To Car Port and a further hardstanding.

Large enclosed rear garden being mainly lawned and having mature trees and shrubs.

Directions

From the Agents office proceed along Russell Road and onto the Coast Road. At the Fire Station turn right onto Lynton Walk, proceed down take the second right into Trehearn Drive, and turn right at the end and Number 14 will be found to the head of the cul de sac.

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 27th 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 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		
	59	73			



3/5 RUSSELL ROAD, RHYL, LL18 3BS

CLWYD ESTATES LTD T/A JONES AND REDFEARN

