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18 GLYN AVENUE, RHYL, DENBIGHSHIRE LL18 4LS

£140,000

An opportunity to acquire a 3 Bedroom, semi-detached family home, conveniently located in Glyn Avenue, Rhyl, with local shops, schools and transport links within easy reach. To the ground floor there is a porch, entrance hall, lounge, kitchen, dining room and conservatory. To the first floor there is a landing, 3 Bedrooms, a shower room and WC. To the exterior of the property there are garden areas to the front and rear, with a driveway providing off road parking. The property also benefits from central heating and double glazing throughout.



Entrance Hall

Lounge 13 x 10'8 (3.96m x 3.25m)

Kitchen 14'3 x 8'9 (4.34m x 2.67m)

Dining Area 8'3 x 8'1 (2.51m x 2.46m)

Conservatory

Bedroom 1 13'1 x 11 (3.99m x 3.35m)

Bedroom 2 11 x 9'6 (3.35m x 2.90m)

Bedroom 3 8'3 x 8 (2.51m x 2.44m)

Shower Room

WC

Exterior

There are garden areas to the front and rear of the property. The front garden area having a driveway providing off road parking and a lawned area. The rear garden comprising of paved, decked and lawned areas with two useful storage sheds.

Directions

Proceed down High Street over the railway bridge and onto Vale Road. Continue onto Rhuddlan Road turning left onto Trellewelyn Road. Continue along taking the second exit at the mini roundabout, and then the first right onto Hen Afon Road. Take the next left onto Glyn Avenue continuing along the road to number 18 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 03/02/25
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 B - 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		
		68			
		83			