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61 RUSSELL ROAD, RHYL, DENBIGHSHIRE LL18 3DD

£325,000

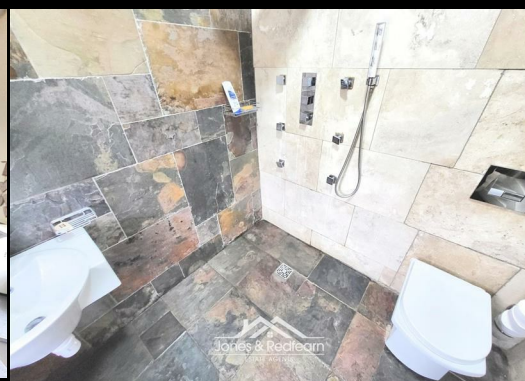
An opportunity to acquire a spacious family home with immense character in a prime location just east of the town centre being conveniently located for all local amenities and public transport links and just a short distance from the Sea Front and Promenade.

The accommodation which is well presented briefly affords: Entrance Vestibule, Reception Hall, Lounge, Dining Room, Kitchen/Dining Room, Home Office, Wet Room and Inner Hall.

To the First Floor are 4 Bedrooms, Shower Room and Separate WC.

To the exterior the property benefits from block paved driveway to the front providing ample off road parking and access to the Detached Garage.

Good sized rear garden with shaped lawn and low maintenance paved areas



Entrance Vestibule

Reception Hall

Lounge 18'3"(into bay) x 15'5"(into bay window) (5.56m(into bay) x 4.70m(into bay window))

Dining Room/Lounge 21' x 14'3 (6.40m x 4.34m)

Inner Hall

L Shaped Kitchen/Dining Area 20'5 x 13'8 (6.22m x 4.17m)

Reception Room/Home Office 20'7 x 6'10 (6.27m x 2.08m)

Wet Room 6'3 x 6'3 (1.91m x 1.91m)

Utility Room 7'3 x 4'10 (2.21m x 1.47m)

FIRST FLOOR LANDING

Bedroom 1 19'4 x 14'4 (5.89m x 4.37m)

Bedroom 2 15'5 x 16'7 (4.70m x 5.05m)

Bedroom 3 13'8 x 12'2 (4.17m x 3.71m)

Bedroom 4 11'1 x 7'10 (3.38m x 2.39m)

Shower Room

Separate WC

Exterior

Number 61 is sited on a good sized plot having a block paved driveway to the front providing ample parking for several vehicles and access to the Detached Garage and is bounded by red brick walling. Timber personnel gate to the side gives access to the good sized enclosed rear garden which is paved for ease of maintenance and having a shaped lawn edged with red bricking

Garage

The Garage is brick built having a pitched roof and timber doors and has power and light laid on. Side personnel door gives access to the rear garden.

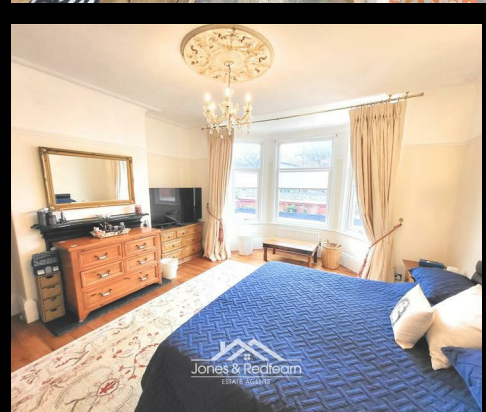
Directions

From the Agents Office proceed along Russell Road and Number 61 will be found on the right hand side past the junction with Bath Street and the vacant land opposite Preswylfa Care Home.

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 10th February 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 ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	51	(55-68) D	
(39-54) E		(39-54) E	