

Jones & Redfearn

ESTATE AGENTS



Frances Avenue, Rhyl

£199,950

An opportunity to acquire a spacious Detached Bungalow in a very popular sought after residential area to the south of the town centre within a short distance of Clwyd Retail Park and easy access of the A55 Expressway. The Bungalow is sited on a corner plot benefitting from garden areas to the front side and rear and off road parking for a number of vehicles.

The property briefly affords the following accommodation: Entrance Porch, Living Room, Inner Hall, Dining Room, Kitchen, Sitting Room and Conservatory. There are Three Bedrooms with the Master benefitting from an En Suite and a separate Wet Room. To the First Floor is a Loft Room. The property also benefits from Gas Central Heating and Double Glazing.



Entrance Porch

Living Room

20'6 x 10'7 (6.25m x 3.23m)

Inner Hall

Dining Room

11'3 x 8'8 (3.43m x 2.64m)

Kitchen

9'5 x 12'3 (2.87m x 3.73m)

Sitting Room

Conservatory

15'7 x 11'2 (4.75m x 3.40m)

Wet Room

Bedroom 1

10'4 x 11'1 (3.15m x 3.38m)

Shower En Suite

Bedroom 2

14'2 x 11'1 (4.32m x 3.38m)

Bedroom 3

10' x 11'1 (3.05m x 3.38m)

Loft Room

19'9 x 8'7 (6.02m x 2.62m)

Exterior

The property is sited on a corner plot benefitting from garden areas to the front, side and rear. The front garden is lawned having a paved patio and pond. There is off road parking to the rear with space for added storage. Single timber personnel gate gives access to the rear courtyard.

Directions

From Rhyl High Street proceed over the Vale Road bridge onto Vale Road continuing along onto Rhuddlan Road taking a right turn just before the old garden centre into Pen y Cefndy which leads into Francis Avenue and Number 15 can be found on the right 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 11th 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	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(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	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Environmental Impact (CO₂) Rating			
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	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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