



jonesandredfearn.com



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£130,000

An opportunity to acquire a terraced House currently undergoing a full scheme of renovation to include: New Central Heating System, New Damp Proof Course, New Wiring, New Fitted Kitchen and Bathroom, new flooring throughout and New Plastering to walls and is expected to be completed by late June 2025. The property affords: Entrance Porch, Lounge, Dining Room, Utility Room, Cloaks Room, 2 Bedrooms and a Jack and Jill Bathroom. Side Yard area to the rear.

Entrance Porch

Lounge

Dining Room

Utility Room

Cloak Room

Bedroom 1

Jack and Jill Bathroom

Bedroom 2

Exterior

Directions

From Rhyl High Street proceed over Vale Road bridge onto Vale Road. At the traffic lights take a right turn into Victoria Road , continue down and Number 12 will 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 18th March 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 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	
(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	

