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## 27 Carlisle Avenue, Rhyl, Denbighshire LL18 3UD

Nestled in the charming area of Carlisle Avenue, Rhyl, this delightful detached bungalow offers a perfect blend of comfort and convenience. Ideal for those seeking a peaceful retreat, this property boasts a spacious layout that is both practical and inviting.

The property affords the following accommodation: Entrance Porch, Inner Hallway, Lounge, Kitchen, 2 Bedrooms, Shower Room and Conservatory. The outdoor space is equally appealing, offering garden areas to the front and rear.

The property also benefits from solar panels, gas central heating and double glazing throughout.



**£210,000**



**Entrance Porch**

**Hallway**

**Lounge**

13'3 x 9'1 (4.04m x 2.77m)

**Kitchen**

8'9 x 6'9 (2.67m x 2.06m)

**Bedroom 1**

10'9 x 10'3 (3.28m x 3.12m)

**Bedroom 2**

8'4 x 8'4 (2.54m x 2.54m)

**Shower Room**

**Conservatory**

**Exterior**

Garden areas to the front and rear of the property. The front having gravel and slabbed areas, with a driveway providing off road parking. The rear features a private garden that is perfect for enjoying sunny days or hosting gatherings with friends and family. There are also 3 useful sheds being used as a utility area, storage and a snug.

**Directions**

From our office on Russell Road proceed along Russell Road passing the Fire Station and onto the Coast Road. At the traffic lights turn left onto Tynewydd Road and take the second right into Carlisle Avenue, continue down and Number 27 will be found on the right hand side.

**Agents Notes**

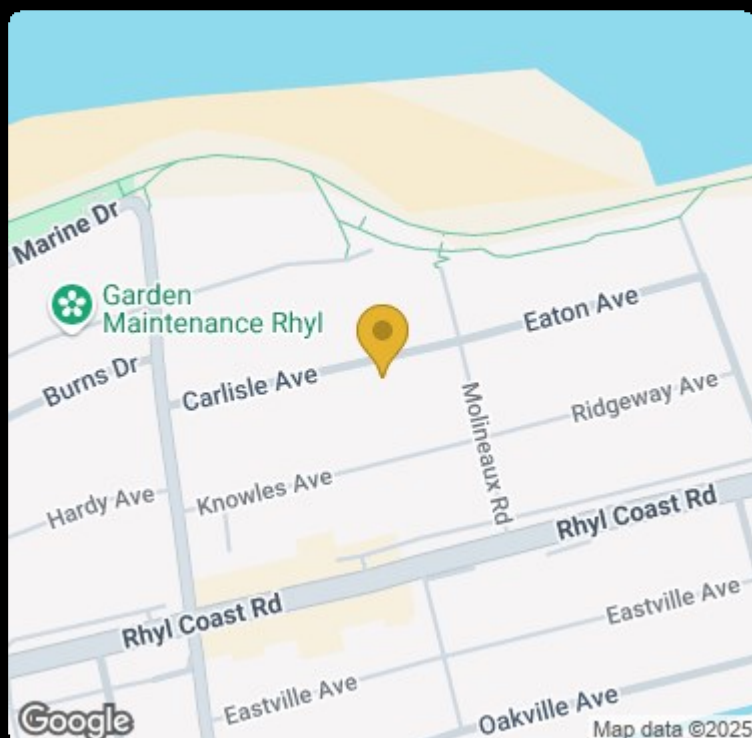
Please Read Carefully

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 4th April 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 C - FREEHOLD









Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	81 87
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	



3/5 RUSSELL ROAD, RHYL, LL18 3BS  
CLWYD ESTATES LTD T/A JONES AND REDFEARN

