

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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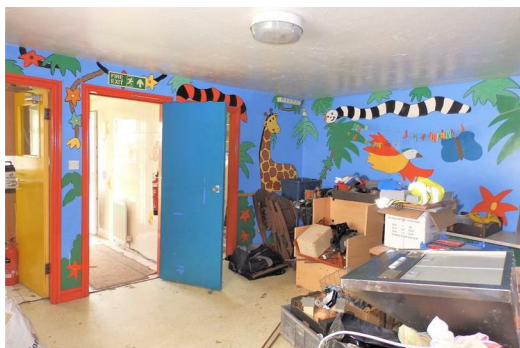
**REDUCED**



**Coed Y Brain Rhyl Road, Rhuddlan, Denbighshire LL18 2TP**

**Chain Free £139,950**

Detached Premises with previous Planning Permission to convert to a 2 Bedroom Bungalow. Sited in a village location close to all amenities overlooking The Admirals Playing Field. Currently affording: Entrance Hallway, Front Room, Rear Room and Central Room, Kitchen and Toilets. Access from rear roadway leads to a gravelled garden/car parking area to the right hand side. Personnel gate access leads to the enclosed lawned rear garden with flower beds.





uPVC double glazed entrance door to

### Entrance Hall

Tiled floor, tiled walls and door to

### Front Room

10'8 x 18'2 (3.25m x 5.54m)

Power points, radiator, double glazed window and textured ceiling. Door to

### Central Room

11' x 18' (3.35m x 5.49m)

Radiator, power points, work surface with cupboards beneath and double glazed window. Door to

### Rear Room

18'5 x 12'5 (5.61m x 3.78m)

Radiator, power points, work surface and vinyl floor covering. Double glazed window.

### Rear Hallway off

Tiled floor, tiled walls, radiator and uPVC double glazed window.

### Kitchen

9'1 x 6'9 (2.77m x 2.06m)

Base and wall mounted units, formica topped work surfaces, inset stainless steel sink unit with mixer tap. Inset electric hob with electric oven below, plumbing for automatic dishwashing machine, wash hand basin and electric meter. Wall mounted gas fired central heating boiler. Double glazed window.

### Toilets

Two low level W.C'S and two low level wash hand basins. Tiled floor, tiled walls, double glazed window and radiator.

### Exterior

Accessed from rear roadway to the Admirals Playing Field leads to a gravelled garden/car parking area to the right hand side. Personnel gate access leads to the enclosed rear garden area that is laid to grass and has flower beds.

### Directions

From Rhyl proceed via Vale Road and Rhuddlan Road(A525) onto Rhuddlan. On reaching Rhuddlan take the 3rd turning off the Golf Club roundabout onto Rhyl Road and take the first left into Clos David Owen. Turn right at the end onto the unmade section of roadway and Coed y Brain 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 25th September 2017
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. At the present time the gas for the property comes via Llys Weston. Therefore an independent gas supply to Coed y Brain will be required.
10. Vehicular access to the property is via an unmade roadway.
11. The property previously had Planning Permission to be converted into a single dwelling with the Ref: APP/R6830/A/12/2185582. For further information or to view the current proposal please contact Denbighshire County Council on 01824 706000 or [www.denbighshire.gov.uk](http://www.denbighshire.gov.uk)



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

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



Regulated by RICS  
David K. Jones BSc(Hons) FRICS Registered Valuer  
Nicholas Redfearn

