

Jones & Redfearn

ESTATE AGENTS



Bodannerch Drive, Rhyl

£110,000

Welcome to this charming ground floor flat leading to communal gardens, located in the town of Rhyl. This property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The Lounge serves as a welcoming area for entertaining guests or enjoying quiet evenings at home. The property also includes a modern bathroom, designed for both functionality and style.

One of the standout features of this flat is its convenient location. Situated in a friendly neighbourhood, residents will benefit from easy access to local amenities, shops, and transport links, ensuring that everything you need is just a short distance away.

For those who enjoy outdoor spaces, the flat boasts access to communal gardens, perfect for leisurely strolls or enjoying a sunny afternoon. Additionally, the property has parking, adding to the convenience of living in this lovely flat.

With a 948-year lease and service charge of £1084.14 this property offers a long-term investment opportunity in a sought-after area.



Hall

With cupboard off

Lounge

10'7 x 16'2 (3.23m x 4.93m)

Kitchen

11' x 5'9 (3.35m x 1.75m)

Glazed door giving access to

Sun Vestibule

Bathroom

Bedroom 1

10'9 x 14'2 (3.28m x 4.32m)

Bedroom 2

9'7 x 9'7 (2.92m x 2.92m)

Exterior

Communal gardens and ample residents parking.

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.

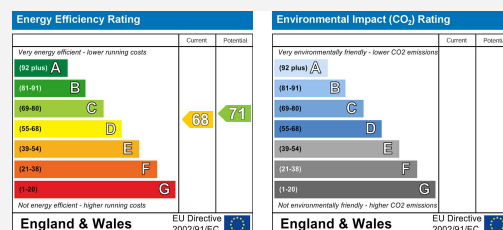
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.

7. Details prepared 29/9/26

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 - Leasehold



jonesandredfearn.com



01745 351111



info@jonesandredfearn.com

