

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Chartered Surveyors, Valuers, Estate Agents and Auctioneers
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52 Ernest Street, Rhyl, Denbighshire LL18 2DW

No Onward Chain £79,950

End Terraced House sited in a very convenient location for amenities and the Town Centre including having a Morrisons Supermarket in the nearby vicinity as well as Bus and Rail services. The accommodation briefly affords: Lounge, Dining Room, Modern Fitted Kitchen, 2 Bedrooms and Family Bathroom. Gas Central Heating and uPVC Double Glazing. To the exterior is a rear yard area.



White uPVC double glazed front door gives access to

Lounge

14'8 x 12'2 (4.47m x 3.71m)

uPVC double glazed window to front . Radiator, carpet, coved and textured ceiling. Door to

Dining Room

14'8 x 14'5 (4.47m x 4.39m)

uPVC double glazed French door to garden and uPVC double glazed window to rear. Radiator, carpet, coved and textured ceiling. Understairs cupboard. Door to

Kitchen

9' x 5'10 (2.74m x 1.78m)

Fitted out with a range of base and wall mounted units complimented by workspace over and tiled splash backs. Inset stainless steel sink unit with single drainer and mixer tap. Extractor fan, plumbing for automatic washing machine, gas hob with extractor hood over and built in oven below. Vinyl floor covering, coved and textured ceiling. uPVC double glazed window to side. Stairs to First Floor.

First Floor Landing

Carpet, textured ceiling and loft access.

Bedroom 1

12'4 x 12' (3.76m x 3.66m)

uPVC double glazed window, two built in double wardrobes with overhead storage. Carpet and radiator.

Bedroom 2

11'9 x 11'8 (3.58m x 3.56m)

Radiator, carpet and uPVC double glazed window to the rear.

Bathroom

Comprising of a three piece white shell style suite including panelled bath with electric shower and screen. pedestal wash hand basin and low level W.C. Extractor fan, vinyl floor covering, airing cupboard with wall mounted gas fired combination central heating boiler. uPVC double glazed window with frosted glass.

Exterior

Enclosed area to rear with gate access.

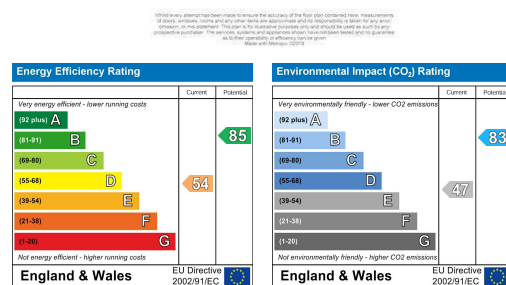
Directions

From High Street proceed over Vale Road bridge. At the traffic lights turn right onto Marsh Road and take the 3rd road on the left into Ernest Street and Number 52 will be found on the left 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 23rd January 2019
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0



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

