

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
Gwerthwyr Tai ac Arwerthwyr

3/5 Russell Road, Rhyl, LL18 3BS

Telephone: 01745 351111 & 334467

Email: info@jonesandredfearn.com Website: www.jonesandredfearn.com

The Property Ombudsman Registration Number - N00766-0

NEW



**9 Coventry Grove, Prestatyn, Denbighshire LL19 8TY
£185,000**

An opportunity to acquire a well presented Semi Detached family home in the much sought after resort town of Prestatyn in a favoured residential location having Primary and Secondary Schools, bus routes and the sea front in the local area

The well arranged family accommodation briefly affords: Entrance Hall, Lounge, Dining Room, Fitted Kitchen & Rear Conservatory.

To the First Floor are 3 Bedrooms and Bathroom with 3 piece suite. Gas Central Heating & uPVC Double Glazing.

There are gardens to the front and rear along with driveway providing off road parking and access to the Garage. Good sized enclosed rear garden which is not overlooked.



Composite front door and white uPVC double glazed window gives access to

Entrance Hall

Carpet and power point.

Lounge 12'2 x 12'7 (3.71m x 3.84m)

Ornamental fire surround having marble style hearth and back with coal effect electric fire fitted. White uPVC double glazed picture window, power points and carpet.



Dining Room 10'4 x 8'4 (3.15m x 2.54m)

Power points, carpet, radiator and white uPVC double glazed sliding patio doors giving access to the Conservatory.

Rear Conservatory 9'9 x 6'8 (2.97m x 2.03m)

Power points, laminate flooring and white uPVC double glazed windows and white uPVC double glazed French door giving access to the rear garden.



Kitchen 6'8 x 10'4 (2.03m x 3.15m)

Fitted out with a range of beech effect fronted base units and matching wall cupboards complimented by rounded edge work surfaces and tiled splash backs. Inset stainless steel sink unit with mixer taps and rinsing sink. Gas cooker point, plumbing for automatic washing machine and space for fridge. Power points, radiator laminate flooring and useful under stairs storage cupboard. White uPVC double glazed window and matching white uPVC double glazed exterior door.

Enclosed in a cupboard is the Worcester gas fired combination central heating boiler.

FIRST FLOOR LANDING

Carpet, power points and white uPVC double glazed window. Loft access.



Bedroom 1 8'8 x 11'6 (to front of wardrobe) (2.64m x 3.51m (to front of wardrobe))

Power points, carpet, radiator and white uPVC double glazed window. Floor to ceiling sliding mirror doored wardrobe down one wall.



Bedroom 2 9'2 x 9'1 (2.79m x 2.77m)

Radiator, power points, carpet and white uPVC double glazed window. Built in storage cupboard.

Bedroom 3 8'6 x 6'6 (2.59m x 1.98m)

Radiator, power points, carpet and white uPVC double glazed window.

Bathroom

Comprising of a three piece suite of panelled bath having shower from taps. pedestal wash hand basin and low flush WC. Part tiled walls, radiator and white uPVC double glazed window with frosted glass.



Exterior

There are garden areas to the front and rear. Front garden being mainly lawned with stocked borders and driveway providing off road parking and leading to the Garage.

Good sized and enclosed rear family garden with mature trees, lawns, flagged pathways and not being overlooked. Outside security lighting.

Concrete Sectional Garage 7'6 x 18' (2.29m x 5.49m)

Metal up and over door. Power and light laid on and personnel door to the rear garden.

Directions

From the Agents Office proceed along Russell Road and onto the Coast Road(A548) and continue onto Prestatyn. Turn right opposite the Ffrith Beach onto Ceg y Ffordd and proceed along and over the railway bridge taking the first left onto The Broadway, continue down taking the second left onto Llandaff Drive and take the first right into Coventry Grove and Number 9 will be found to the head of the cul de sac.

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 13th September 2023
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		Environmental Impact (CO ₂) Rating	
		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



Nicholas Redfearn
Non Practising Consultant - David K. Jones BSc(Hons) FRICS Registered Valuer
Practice Manager- Louise Bullock

