



## 7 GEUFRON, RHYL, DENBIGHSHIRE LL18 4RB

**£155,000**

An opportunity to acquire a well presented recently refurbished end terraced House sited in a convenient location for local Schools, Town Centre and its amenities.

The property benefits from Hall, Lounge, Conservatory, Dining Room and Fitted Kitchen with new gas hob, oven and a newly installed gas fired combination central heating boiler.

To the First Floor are 3 Bedrooms and a Family Bathroom with a white four piece suite.

To the exterior there is off road parking for two vehicles and a good sized enclosed rear garden.



## Hall

## Lounge

11'2 x 17'6 (3.40m x 5.33m)

## Conservatory

7'8 x 12'2 (2.34m x 3.71m)

## Dining Room

11'2 x 10'8 (3.40m x 3.25m)

## Fitted Kitchen

6'6 x 13'8 (1.98m x 4.17m)

## FIRST FLOOR LANDING

## Bedroom 1

13'2 x 13' (4.01m x 3.96m)

## Bedroom 2

14' x 12'4 (4.27m x 3.76m)

## Bedroom 3

8'2 x 7'4 (2.49m x 2.24m)

## Bathroom

## Exterior

## Directions

From High Street proceed over the railway bridge and onto Vale Road. Take the fourth turning on the left into Prince Edward Avenue, continue down taking the second left into Geufron and continue round and Number 7 will be found facing the Children's Playing Area.

## 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 8th May 2024
8. We can confirm that Jones & Redfean 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 B - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>81</b>		
	<b>59</b>		