

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Chartered Surveyors, Valuers, Estate Agents and Auctioneers  
Syrfewyr Slartredig, Priswyr, Gwerthwyr Tai ac Arwerthwyr

3/5 Russell Road, Rhyl, LL18 3BS

Telephone: 01745 351111 & 334467

Email: [info@jonesandredfearn.com](mailto:info@jonesandredfearn.com) Website: [www.jonesandredfearn.com](http://www.jonesandredfearn.com)

**NEW**

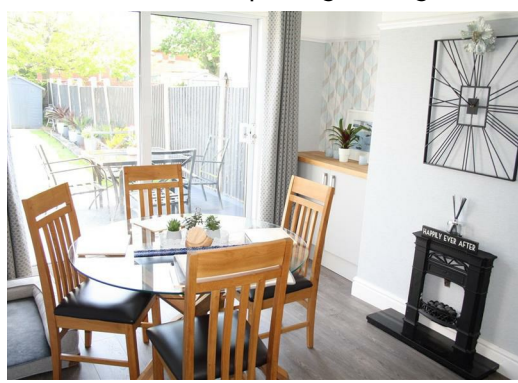


## 11 Clifton Park Road, Rhyl, Clwyd LL18 4AH Offers Around £165,000

An opportunity to acquire an extremely well presented ready to move into three bedroom semi detached family home, located in a popular and sought after residential area to the east of the town centre and being conveniently located close to local amenities and School.

The accommodation briefly affords: Open Porch, Entrance Hall, Lounge, Dining Room and modern fitted Kitchen. To the First Floor are 3 Bedrooms and a Family Bathroom. Gas Central Heating and uPVC Double Glazing.

To the exterior there are gardens to the front with off road parking and a good sized South facing enclosed rear garden.





### Open Porch

With original black and white tiled flooring giving access to double glazed composite front door with white uPVC double glazed windows either side.

### Entrance Hall

Radiator, power point, vinyl floor covering and useful storage cupboard understairs which houses the Ideal Logic gas fired combination central heating boiler.

### Lounge 11'4 x 13'10(into half round bay window) (3.45m x 4.22m(into half round bay window))

With white uPVC double glazed units. Stone style feature fire surround with matching hearth with an inset coal effect gas fire fitted. Radiator, power points and carpet.

### Dining Room 10'10 x 13'4 (3.30m x 4.06m)

Radiator, feature laminate flooring, marble style hearth and built in cupboards either side of the chimney breasting with solid timber tops. White uPVC double glazed sliding patio doors giving aspect and access to the decked area and the rear garden.

### Extended Fitted Kitchen 15'6 x 7'2 (4.72m x 2.18m)

With a range of high gloss cream base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Range style freestanding gas cooker with electric double ovens. Inset stainless steel sink unit with tower mixer taps, space and plumbing for automatic washing machine, dryer and space for fridge freezer. Power points, two white uPVC double glazed windows, laminate flooring and white uPVC double glazed door giving access to the exterior.

### FIRST FLOOR LANDING

White uPVC double glazed window, carpet and power points.

### Bedroom 1 17'10 x 11 (5.44m x 3.35m)

White uPVC double glazed units, radiator, power points and carpet.

### Bedroom 2 11' x 12'10 (3.35m x 3.91m)

White uPVC double glazed window, power points, carpet and radiator.

### Bedroom 3 7'2 x 7'8 (2.18m x 2.34m)

White uPVC double glazed window, radiator and carpet.

### Family Bathroom

Comprising of a three piece white suite including push button low flush WC, pedestal wash hand basin and panelled bath with a Triton electric shower fitted. Useful built in linen cupboard, radiator, vinyl floor covering and two white uPVC double glazed windows and extractor fan.

### Exterior

There are garden areas to the front and rear. Front garden being mainly lawned and concreted driveway providing off road parking. Good sized South facing enclosed rear garden being mainly lawned with flagged patio area, pathways, raised decked area and Timber Tool Store. Railway sleepered borders. Outside security lighting and cold water tap.

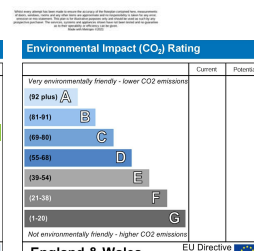
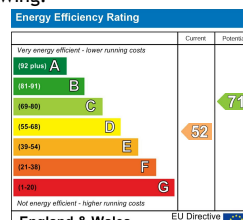
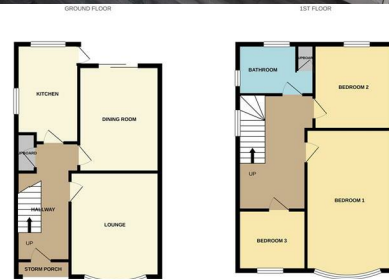
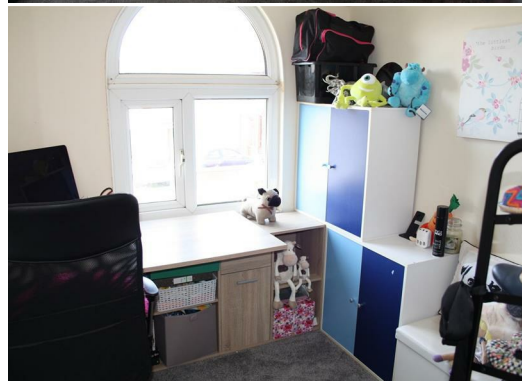
### Directions

From the Agents Office on Russell Road continue along taking the second turning on the right hand side into Bath Street. Proceed down Bath Street taking a left turn onto Brighton Road. Continue along over the Grange Road bridge onto Grange Road and take the second turning on your left hand side into Clifton Park Road. Continue down and Number 11 can be seen 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 27th May 2021
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. COVID 19 REGS FOR VIEWINGS: a) Face mask compulsory. b) 15 minute appt. c) Do not view if have symptoms/isolating/shielding. d) Touch as little as possible in property. e) Sanitise hands Before & After viewing.



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

