

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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The Property Ombudsman Registration Number - N00766-0

REDUCED



2 Olivia Drive, Rhyl, Denbighshire LL18 3BP

Offers Around £159,950

Located in the popular east end area of the town an opportunity to acquire a spacious detached 3 bedroom bungalow sited on a corner plot, close to the Coast Road and Rhyl sea front promenade, affording the following accommodation. Porch, L shaped entrance hall, lounge, dining room or 3rd bedroom, with sun lounge off, kitchen, utility porch, 2 further bedrooms, bathroom, and C.H. to the exterior there are gardens to front and side and a driveway from Olivia Drive leading to garage.



Spacious Detached Bungalow sited on a corner plot with Olivia Drive and the Coast Road. Glazed front doors give access to

Entrance porch

Tiled flooring and glazed inner door giving access to

L Shaped Entrance Hall

With parquet block flooring, central heating radiator, built in cylinder airing cupboard and further built in storage cupboard.

Lounge

11"8 x 18"8 (3.35m2.44m x 5.49m2.44m)

With original ornamental fire surround with matching hearth and gas fire fitted. Parquet block flooring, central heating radiator and power points.

Kitchen

10"3 x 13"6 (3.05m0.91m x 3.96m1.83m)

Fitted out with a range of base units and matching wall cupboards, complimented by rounded edge work surfaces and tiled splash backs. Inset stainless steel sink unit with mixer taps, electric cooker point, floor standing Worcester boiler which serves the central heating system and domestic hot water. Built in storage cupboard, power points and carpet to floor. Glazed door leads to



Rear Lobby

with plumbing for automatic washing machine. Glazed doors give access to the side and rear.

Bedroom 1

13"4 x 11"8 (3.96m1.22m x 3.35m2.44m)

Carpet, central heating radiator, power points and white uPVC double glazed bay window.

Bedroom 2

7"8 x 10"8 (2.13m2.44m x 3.05m2.44m)

carpet, central heating radiator, power points.

Bedroom 3 currently used as a Dining Room

12"6 x 10"6 (3.66m1.83m x 3.05m1.83m)

Carpet, central heating radiator, power points. Glazed sliding doors leading to

Bathroom

Comprising of three piece coloured suite of panel bath having shower from taps, low flush WC and pedestal wash hand basin. radiator, carpet and ties to wall.

Side Sun Porch

6"6 x 23" 4 (1.83m1.83m x 7.01m 1.22m)

Personnel door leading to

Garage

8"2 x 17"6 (2.44m0.61m x 5.18m1.83m)

Power laid on, pitched roof and metal up and over door.

Exterior

Ornamentally laid out gardens to front and side with mature shrubs, bushes and trees. Driveway leading off Olivia Drive gives access to the brick built Garage.

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 31st October 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 D - FREEHOLD

Directions

From our office proceed along Russell Road and onto the Coast Road. Just before the fire station take a left turn into Oliva Drive, and No2 is the first bungalow on the left hand side.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
81	
48	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not environmentally friendly - higher CO₂ emissions