



jonesandredfearn.com



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## OFFERS AROUND £156,999

An opportunity to acquire a well presented Detached Bungalow sited to the favoured east of the town in a popular residential area and a convenient location within easy reach of amenities including shops, supermarkets, leisure facilities, schools and transport links including the coast road and the A55 North Wales Expressway.

The accommodation briefly affords: Enclosed Porch, Entrance Hall, Fitted Kitchen/Diner, Utility Porch, 2 Bedrooms and Bathroom with 3 piece white suite. Gas Central Heating and uPVC Double Glazing.

To the exterior there are ornamental garden areas to the front and rear. Driveway providing off road parking.



## Enclosed Porch



## Entrance Hall

### Lounge

13'4 x 13'8 (into half round bay window) (4.06m x 4.17m (into half round bay window))

### Kitchen/Diner

8'4 x 13'10 (2.54m x 4.22m)

### Utility Porch

### Bedroom 1

13'10 x 10'2 (into half round bay window) (4.22m x 3.10m (into half round bay window))



### Bedroom 2

10'4 x 7'2 (3.15m x 2.18m)



### Bathroom

### Exterior

### Directions

From our office proceed along Russell Road and onto the Coast Road. At the traffic lights turn right onto Tynewydd Road, proceed over the railway bridge and take the first right onto Bridgegate Road and Number 45 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 5th June 2024
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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(31-54)	E		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
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England & Wales			



3/5 RUSSELL ROAD, RHYL, LL18 3BS

CLWYD ESTATES LTD T/A JONES AND REDFEARN

