

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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**NEW**



## 4 Rosedale Gardens, Rhyl, Denbighshire LL18 4TY Offers Over £175,000

An opportunity to acquire a spacious detached Bungalow in a much sought after residential area to the south of the town. The Bungalow is sited in an area close to local bus routes, Clwyd Retail Park and with easy access to the A55 Expressway.

The accommodation briefly affords: Open Porch, T Shaped Hall, Lounge, Kitchen/Diner, 2 Bedrooms and modern Shower Room with 3 piece suite. Gas Central Heating and uPVC Double Glazing.

Gardens to front and rear. Off road parking for 3/4 cars and having the benefit of a Detached Double Garage.





### Open Porch

Giving access to white composite front door.

### T Shaped Entrance Hall

Radiator, power points, Karndean style flooring and loft access with folding ladder. Inset spotlights.

### Lounge 12'10(into bay window) x 17'10 (3.91m(into bay window) x 5.44m)

With white uPVC double glazed units. Feature fire surround having oak over mantle with ornamental tiling on slate hearth with cast iron log burner. Two radiators, power points, telephone point, carpet, coved ceiling and further white uPVC double glazed window.

### Kitchen/Diner 19' x 8' (5.79m x 2.44m)

With a range of white high gloss fronted base units and matching wall cupboards complimented by straight edge work surfaces and tiled splash backs. Inset stainless steel sink unit with tower mixer taps, power points, plumbing for automatic washing machine and dishwasher. Eye level Belling fan assisted double oven and integral microwave. Gas hob with extractor chimney and housed in a wall cupboard is the Ideal gas fired combination central heating boiler. Composite double glazed rear door and white uPVC double glazed window.

To the Dining Area is a radiator, power points and white uPVC double glazed window and matching Karndean style flooring.

### Bedroom 1 13' x 9'6 (3.96m x 2.90m)

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

### Bedroom 2 10'(to front of built in wardrobes) x 8'6 (3.05m(to front of built in wardrobes) x 2.59m)

Radiator, power points and white uPVC double glazed window. Range of floor to ceiling part mirror doored wardrobes down one wall.

### Shower Room

Comprising of a shaped wash hand basin in vanity unit. Integral push button low flush WC with drawers and cupboards either side and walk in shower enclosure with shower control unit, shower head and rainforest shower head. Tiled walls, karndean style flooring and white uPVC double glazed window with frosted glass. Inset spotlights and radiator.

### Exterior

There are garden areas to the front and rear. Front garden being mainly lawned with gravelled borders and having eco grid under grass to allow car parking but retaining drainage as per council regulations and access via timber Farmhouse electrically operated gates leading to wide driveway providing space for 3/4 cars and leading to the Garage.

Fully enclosed rear garden with vertical lap fencing having concrete posts and bases. Large flagged patio area, lawn and gravelled chipped borders. outside security lighting, cold water tap and external power points.

### Detached Double Garage 18'4 x 18'4(internal measurements) (5.59m x 5.59m(internal measurements))

Having pitched roof, metal up and over door and personnel door. Power laid on and strip lighting.

### Directions

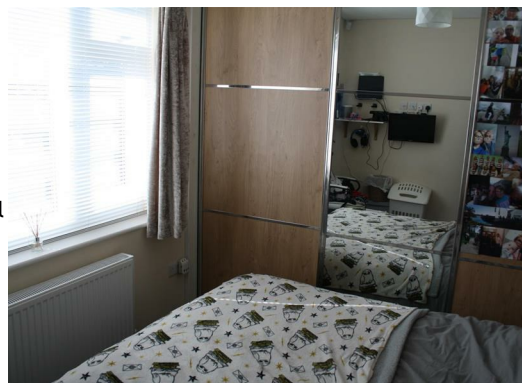
On leaving Rhyl town centre via Vale Road Bridge proceed over the bridge onto Vale Road and onto Rhuddlan Road. Taking a left turn into Rosehill Road and then taking a fourth left into Patrick Avenue and take the first right into Rosedale Gardens and Number 4 will be found on the left hand side.

### 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 30th April 2021
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman

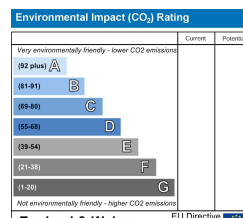
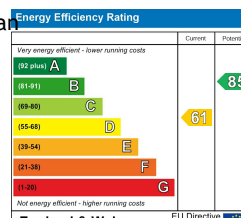
Scheme with Reference Number - N00766-0



GROUND FLOOR



Energy Performance Certificate (EPC) information. The EPC is a document that provides information on the energy efficiency of a property. It is a legal requirement for all properties that are rented out or sold. The EPC is based on a standard assessment of the property's energy efficiency, taking into account factors such as the type of heating system, insulation, and windows. The EPC is graded from A (most efficient) to G (least efficient). The EPC is valid for 10 years. The EPC is a document that provides information on the energy efficiency of a property. It is a legal requirement for all properties that are rented out or sold. The EPC is based on a standard assessment of the property's energy efficiency, taking into account factors such as the type of heating system, insulation, and windows. The EPC is graded from A (most efficient) to G (least efficient). The EPC is valid for 10 years.



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