



13 CLEMENT DRIVE, RHYL, LL18 4HU
£157,500

NO ONWARD CHAIN

An opportunity to acquire a neat and well presented Semi Detached 3 Bedroom Family Home sited in popular residential location, being conveniently located for Schools and a local parade of Shops.

The accommodation briefly affords: Entrance Hall, Lounge and Fitted Kitchen/Diner.

To the First Floor are 3 Bedrooms and a Family Bathroom with a thee piece suite. Gas Central Heating & Double Glazing.

Garden areas to front and rear, driveway provides off road parking and access to the Detached Garage.



Entrance Hall

Lounge 11'2 x 15'4 (3.40m x 4.67m)

Kitchen/Diner 14'6 x 8'3 (4.42m x 2.51m)

FIRST FLOOR LANDING

Bedroom 1 13'8 x 8'6 (4.17m x 2.59m)

Bedroom 2 8'6 x 10'3 (2.59m x 3.12m)

Bedroom 3 9'7 x 5'8 (2.92m x 1.73m)

Bathroom

Exterior

Concrete Sectional Garage

Directions

From the Agents office proceed along Russell Road taking a second right onto Bath Street and the first left onto Brighton Road. Continue over the railway bridge onto Grange Road and proceed past the High School onto Dyserth Road. Turn right into Pen y Maes Avenue, proceed around taking the second left into Clement Drive, proceed along and Number 13 will be found 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 29th August 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 ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	66		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		



3/5 RUSSELL ROAD, RHYL, LL18 3BS

CLWYD ESTATES LTD T/A JONES AND REDFEARN

