

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Chartered Surveyors, Valuers, Estate Agents and Auctioneers
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NEW



22 Eversley Close, Rhyl, Denbighshire LL18 4US Offers Around £160,000

An opportunity to acquire a Link Detached Bungalow sited in a sought after location to the South of Rhyl just a short drive from the town centre and having the Clwyd Retail Park in the local area and easy access to the A55 Expressway.

The property briefly affords: Entrance Hall, Lounge, Kitchen, Conservatory, 2 Bedrooms and Bathroom with 3 piece suite. Gardens to front and rear. Driveway and Attached Garage.



White uPVC double glazed front door and window giving access to

L Shaped Entrance Hall

Laminate flooring, power points, telephone point, radiator and two useful built in storage cupboards.

Lounge 11'2 x 15'8 (3.40m x 4.78m)

Coal effect living flame gas fire fitted and ornamental surround. White uPVC double glazed picture window, radiator, power points, TV aerial point and carpet.

Kitchen 10'6 x 8'10 (3.20m x 2.69m)

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, gas cooker point, power points and laminate flooring. Radiator. Archway to Conservatory.

Rear Conservatory 13'4 x 9'2 (4.06m x 2.79m)

Radiator, carpet, power points and white uPVC double glazed windows. White uPVC double glazed double French doors giving aspect and access to the rear garden. Personnel door leading to Garage.

Bedroom 1 10'8 x 11'2 (3.25m x 3.40m)

Power points, carpet, telephone point, radiator and white uPVC double glazed window. Built in double doored cupboard which houses the Logic Ideal gas fired combination central heating boiler.

Bedroom 2 12'4 x 9' (3.76m x 2.74m)

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

Bathroom

Comprising of a three piece suite including panelled bath having electric shower fitted, pedestal wash hand basin and low flush WC. Fully tiled walls, vinyl floor covering and central heating radiator.

Exterior

There are garden areas to the front and rear. Front garden being mainly lawned with mature shrubs. Driveway providing off road parking and leading to the Attached Garage. Enclosed south facing rear garden having shaped lawn and concrete flagged patio area.

Attached Garage 16'10 x 8' (5.13m x 2.44m)

Power and light laid on. Cold water tap and plumbing for automatic washing machine. Metal up and over door.

Directions

From Rhyl High Street proceed over the railway bridge onto Vale Road and continue onto Rhuddlan Road. Turn left at the roundabout onto Bryn Cwnin Road proceed along taking the 2nd road on the right into Eversley Close and Number 22 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 September 2021
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-101)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
		78	42

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not environmentally friendly - higher CO ₂ emissions			



Regulated by RICS
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