

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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NEW



75 Grange Road, Rhyl, Denbighshire LL18 4BT Offers Around £190,000

An opportunity to acquire an extended Semi Detached House which is immaculately presented throughout and is located close to all local amenities, as well as being just a short walk from Rhyl High School and nearby Primary Schools. The accommodation inside briefly affords: Porch, Entrance Hall, Lounge, Extended Living/Dining Room and Contemporary Fitted Kitchen. To the First Floor are 3 Bedrooms and a modern Family Bathroom. Gas Central Heating and uPVC Double Glazing.

There are garden areas to the front and rear. Front garden having mature shrubs and long driveway providing off road parking and access to the Car Port. Large rear garden being mainly laid to lawn with stocked borders. Detached Garage and Attached Store.



White uPVC double glazed front door giving access to

Porch

With white uPVC double glazed windows, ceramic tiling and white composite door giving access to

Entrance Hall

Radiator, power points, vinyl floor covering and useful storage cupboard under stairs.

Lounge 13'8 x 11'9 (4.17m x 3.58m)

With white uPVC double glazed units, radiator, power points, carpet and cast iron log effect living flame log burner style fire with oak mantle and slate hearth.

Extended Living / Dining Room 10'10 x 20' (3.30m x 6.10m)

To the Living Room is a feature marble style fire surround with matching hearth and back with an inset coal effect living flame gas fire fitted. Carpet and power points.

To the Dining Area: Carpet, radiator, power points and uPVC double glazed double French doors giving aspect and access to the rear garden.

Contemporary Fitted Kitchen 16'9 x 7' (5.11m x 2.13m)

Fitted out with a contemporary range of base and wall mounted units complimented by straight edge work surfaces. Inset stainless steel sink unit with rinsing sink and mixer taps. Zanussi gas hob with Belling electric fan assisted double oven below. Extractor chimney fitted, built in fridge freezer, plumbing for automatic washing machine and an integral dishwashing machine. Enclosed in a wall cupboard is the Potterton gas fired combination central heating boiler. Radiator, three white uPVC double glazed windows and matching door to exterior. Vinyl floor covering.

FIRST FLOOR LANDING

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

Bedroom 1 13'10(into half round bay window) x 9'(to front of (4.22m(into half round bay window) x 2.74m(to front))

White uPVC double glazed units. Carpet, radiator power points and a range of built in fitted wardrobes down one wall.

Bedroom 2 11'10 x 8'10(to front of wardrobes) (3.61m x 2.69m(to front of wardrobes))

Radiator, carpet, power points and uPVC double glazed window overlooking the rear garden. Built in range of fitted wardrobes.

Bedroom 3 7'4 x 7'2 (2.24m x 2.18m)

White uPVC double glazed window, radiator, carpet and power points.

Bathroom

Comprising of a three piece white suite of low flush WC, wash hand basin in vanity unit, P Shaped bath with glass shower screen and having rain forest shower and hand held shower and control unit. Ladder style radiator and built in useful storage cupboard.

Exterior

There are garden areas to the front and rear. Front garden having border and mature shrubs with tarmacadam driveway with extra parking leading to the Car Port and Detached Garage.

Large family rear garden being mainly laid to shaped lawn with Yorkshire stone style patio area, stocked borders and pathways and enclosed to the rear. Cold water tap

Detached Garage 19'4 x 10' (5.89m x 3.05m)

With metal up and over door. Having strip lighting and power points laid on. To the rear of the Garage separated by a block wall is a further storage area or bike store. Personnel door giving access to the rear garden.

Directions

From our office on Russell Road proceed along Russell Road taking a second right into Bath Street, proceed down to the junction turning left onto Brighton Road, over the Grange Road bridge and onto Grange Road and Number 75 can be seen 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 16th May 2022
8. We can confirm that Jones & Redfean Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. 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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2010			EU Directive 2010		