

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
Gwerthwyr Tai ac Arwerthwyr

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The Property Ombudsman Registration Number - N00766-0

NEW



66 Marsh Road, Rhyl, Denbighshire LL18 2DG £165,000

NO ONWARD CHAIN - An opportunity to acquire a 3 Bedroom Semi Detached House situated in a convenient location for Morrisons Supermarket, the town centre and its amenities along with local Schools, Railway Station and Bus routes.

Briefly affording: Entrance Hall, Lounge, Dining Room, Rear Conservatory and Fitted Kitchen. To the First Floor are 3 Bedrooms and Bathroom with two piece suite and a separate WC. Gas Central Heating and Double Glazing. Gardens to the front, side and rear and driveway giving access to the Detached Garage.



Front Porch

With white uPVC double glazed front door and matching windows with ceramic tiled floor and composite front door giving access to

Entrance Hall

Carpet, power points and radiator. Built in cupboard which houses the Ideal gas fired central heating boiler.

Lounge 13'6(into half round bay window) x (4.11m(into half round bay window) x)

White uPVC double glazed units. Ornamental fire surround with marble style hearth and back with coal effect living flame gas fire fitted. Radiator, carpet and power points.

Dining Room 13'4 x 10'8 (4.06m x 3.25m)

Radiator, power points and carpet. Double glazed French door giving access to

Rear Conservatory 9'8 x 8'8 (2.95m x 2.64m)

Radiator, power point and ceramic tiled floor. Double glazed windows and double glazed French doors giving aspect and access to the rear garden. Double glazed door to the exterior.

Kitchen 12'8 x 6'8 (3.86m x 2.03m)

Having a range of base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Inset stainless steel sink unit with mixer taps and rinsing sink. Gas hob with extractor hood over and eye level electric oven and built in microwave oven. Integral fridge, plumbing for automatic washing machine and dishwasher. Two double glazed windows, vinyl floor covering and door to the Conservatory.

FIRST FLOOR LANDING

Double glazed window and carpet.

Bedroom 1 13'7(into half round bay window) x 11'2 (4.14m(into half round bay window) x 3.40m)

Radiator, carpet, power points and built in wardrobes either side of the chimney breast.

Bedroom 2 12'3 x 10'8 (3.73m x 3.25m)

Radiator, power points, carpet and built in wardrobes either side of the chimney breast. White double glazed window.

Bedroom 3 6'6 x 6'8 (1.98m x 2.03m)

Radiator, carpet, power points and double glazed window.

Shower Room

Comprising of a two piece suite including wash hand basin in vanity unit and corner shower enclosure with Mira electric shower fitted. Ladder style radiator, built in cylinder airing cupboard, vinyl floor covering and double glazed window.

Separate Low Flush WC

With tiled walls, vinyl floor covering and double glazed window with obscure glass.

Exterior

There are garden areas to the front, side and rear. Front and side gardens being ornamentally laid out with double gate access from Clwyd Avenue giving access to the rear and leading to the Garage.

Lawn, stocked borders and flagged areas to the rear. Outside security lighting and cold water tap.

Directions

From the Agents Office proceed down the High Street and over Vale Road bridge. At the traffic lights turn right onto Marsh Road and Number 66 will be found on the left hand side on the corner of Marsh Road and Clwyd Avenue.

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 27th February 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 B - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E	84	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E	
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Nicholas Redfearn
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Practice Manager- Louise Bullock

