

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Chartered Surveyors, Valuers, Estate Agents and Auctioneers
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NEW



7 Tudor Avenue, Rhyl, Denbighshire LL18 4SA Offers Around £160,000

An opportunity to acquire a spacious detached 2 Bedroom Bungalow situated in a cul de sac position in a convenient location having a parade of local shops and a Doctors Surgery in the nearby vicinity along with public transport routes.

The accommodation briefly affords: Vestibule, Entrance Hall, Fitted Kitchen, 2 Bedrooms, 2 Reception Rooms, Bathroom with 3 piece suite and Rear Conservatory. Gas Central Heating and Double Glazing.

Off road parking and enclosed private rear garden.



uPVC double glazed entrance door with stained glass panel giving access to

Vestibule

With access to

Entrance Hall

Radiator, loft access and built in cloaks cupboard.

Lounge 17'5 x 11'5 (5.31m x 3.48m)

Feature fireplace with coal effect living flame gas fire fitted , radiator in decorative panel, TV aerial point and uPVC double glazed window overlooking the rear.

Dining Room 10'11 x 10'5 (3.33m x 3.18m)

Glazed French doors giving access to the Conservatory, radiator and power points.

Conservatory 12'5 x 7'4 (3.78m x 2.24m)

uPVC double glazed windows and French doors giving aspect and access to the rear garden. Radiator and power points.

Kitchen/Diner 17'1 x 7'4 (5.21m x 2.24m)

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 having mixer tap. Plumbing for automatic washing machine and space for fridge/freezer. Electric hob with electric oven below and wall mounted Vaillant gas fired central heating boiler. Built in larder cupboard and further storage cupboard. uPVC double glazed window overlooks the front garden and uPVC double glazed door giving access to the side.

Bedroom 1 12'9(into bay window) x 12'2 (3.89m(into bay window) x 3.71m)

Radiator, power points and uPVC double glazed box bay window overlooking the front garden.

Bedroom 2 9'4 x 8' (2.84m x 2.44m)

Radiator, power points, built in wardrobe with shelving and uPVC double glazed window overlooks the rear garden.

Bathroom

Comprising of a three piece suite including panelled bath with shower over and privacy screen, pedestal wash hand basin and low flush WC. tiled walls, radiator and two Upvc double glazed windows with frosted glass.

Exterior

To the exterior there are garden areas to the front and rear. Double timber gates give access to the concreted driveway providing off road parking. Timber personnel gate to the rear garden which is secluded with raised stocked borders and is enclosed with block walling and timber fencing. Further garden area to the side with storage space. Two timber store sheds and Greenhouse to be left in the rear garden.

Directions

From the Agents office proceed over the railway bridge onto Vale Road, continue along on to Rhuddlan Road, turn left just after the Shell Service Station onto Pendyffryn Road and take the first right into Tudor Avenue and Number 7 can be seen to the head of the cul de sac 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 26th April 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
74	45

Environmental Impact (CO ₂) Rating	
Current	Potential
A	C



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

