

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Chartered Surveyors, Valuers, Estate Agents and Auctioneers
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REDUCED



29 Woodside Gardens, Rhyl, Denbighshire LL18 2NW

Offers Around £180,000

*** NO ONWARD CHAIN ***

Located to the popular south end area of the town on the outskirts of Rhyl an opportunity to acquire a light and airy 3 bedroom Detached Bungalow briefly affording the following accommodation: Lounge, Dining Room, Fitted Kitchen and Contemporary Bathroom with 3 piece suite.

The Bungalow also benefits from white uPVC Soffits and Barge Boards, white uPVC double glazed windows, Gas Central Heating and is ready to walk into.



White uPVC double glazed front door and matching window with frosted glass. Glazed door giving access to

Lounge

14'10 x 10'6 (4.52m x 3.20m)

Marble style fire surround and hearth with coal effect electric fire fitted. having a back boiler. Radiator, white uPVC double glazed window, power points and carpet. Archway giving access to

Dining Room

6'8 x 12' (2.03m x 3.66m)

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

Fitted Kitchen

8'10 x 13'8 (2.69m x 4.17m)

Range of contemporary base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Inset stainless steel sink unit with mixer taps. Beko ceramic hob with matching Beko electric oven below. Plumbing for automatic washing machine, plumbing for dishwasher and space for fridge freezer. Laminate flooring, power points, white uPVC double glazed window and matching exterior door. Radiator and built in cylinder airing cupboard.

Inner Hall

Carpet, radiator and loft access.

Bedroom 1

8'2 x 12' (2.49m x 3.66m)

Radiator, laminate flooring and white uPVC double glazed window.

Bedroom 2

8'10 x 12' (2.69m x 3.66m)

Radiator, power points, carpet and range of floor to ceiling sliding and mirror doored wardrobes down one wall. White uPVC double glazed double patio doors giving aspect and access to the rear decked area and garden.

Bedroom 3

9' x 8'2 (2.74m x 2.49m)

Power points, carpet, radiator and white uPVC double glazed window.

Bathroom

Comprising of a white contemporary three piece suite of shaped panelled bath having electric shower fitted with splash screen, wash hand basin in vanity unit, push button low flush WC. Radiator, vinyl floor covering, part tiled walls and uPVC double glazed window with frosted glass.

Exterior

There are garden areas to the front and rear. Front garden being mainly lawned with stocked borders and concreted driveway providing off road parking.

Enclosed rear garden with lawn, stocked borders and decked area. Detached Garage facility.

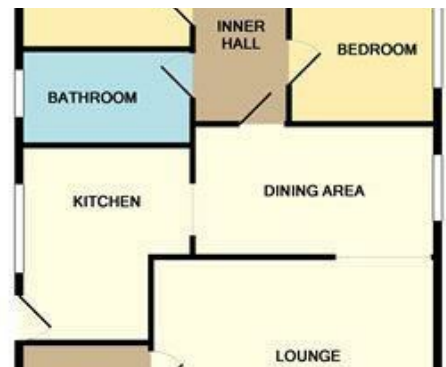
Directions

From Rhyl High Street proceed over the railway bridge onto Vale Road continuing along onto Rhuddlan Road. At the roundabout take the 3rd turning off onto Ffordd Derwen. Proceed down and take the third turning on the right hand side into Woodside Gardens and Number 29 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 24th June 2022
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. COUNCIL TAX BAND C - FREEHOLD
10. Could we request that any offer submitted is done so via email along with your source of finance to meet regulations.



Energy Efficiency Rating	
Current	Potential
55	82

Environmental Impact (CO ₂) Rating	
Current	Potential
51	81



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

