

Jones & Redfearn

ESTATE AGENTS



Oakwood Road, Rhyl

Offers Around £178,000

NO ONWARD CHAIN.

Detached Bungalow sited to the favoured east of the town in a popular residential area being close to Schools, local parade of shops and The Promenade.

The property briefly affords the following accommodation: Entrance Porch, Hall, Lounge, Contemporary Fitted Kitchen, 3 Bedrooms and Bathroom with modern 3 piece suite. There are garden areas to front and rear of the property and a driveway providing off road parking.

The property also benefits from gas Central Heating & uPVC Double Glazing.



Entrance Porch

Double glazed door and windows. Tiled floor. Glazed door to

Hall

Lounge

13'8(into box bay window) x 12'2 (4.17m(into box bay window) x 3.71m)

Fitted Kitchen/Diner

17'6 x 12'10 (5.33m x 3.91m)

Shower Room

Bedroom 1

10' x 12'3 (3.05m x 3.73m)

Bedroom 2

9'10 x 8'10 (3.00m x 2.69m)

Bedroom 3

7'10 x 8'10 (2.39m x 2.69m)

Exterior

Metal personnel gate to paved and gravelled front garden with raised flower beds. Double metal gates lead to paved and gravelled parking area. Access to Concrete Sectional Store/Workshop

Concrete Sectional Store/Workshop

9'6 x 7'9 (2.90m x 2.36m)

Electric power and light laid on.

Enclosed and paved rear garden area with a selection of fruit trees.

Directions

From the Agents Office proceed along Russell Road and onto the Coast Road. Turn right at the traffic lights onto Tynewydd Road and proceed over the railway bridge taking the first right onto Bridgegate Road. Take the first right onto Bryn Avenue and first left into Oakwood Road, continue along and Number 7 will be found on the left 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 19th March 2025
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme.
9. COUNCIL TAX BAND C - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(92 plus) A	86	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	60	(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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
Current	Potential	Current	Potential
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(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 environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
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jonesandredfearn.com



01745 351111



info@jonesandredfearn.com

