

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Chartered Surveyors, Valuers, Estate Agents and Auctioneers
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NEW



6 Cherry Tree Walk, Rhyl, Denbighshire LL18 4JL Offers Over £155,000

An opportunity to acquire a well presented Semi Detached Bungalow sited to the favoured east of the resort in a popular residential location.

The Bungalow briefly affords: Entrance Hall, Lounge, Kitchen with Dining Area, 2 Bedrooms and a Shower Room with 3 piece suite.

To the exterior there are gardens to the front and rear, both of which are laid to paving and gravel for ease of maintenance. Driveway provides off road parking and access to the Garage.



Recessed Entrance

With double glazed door leads to

Hall

Radiator, laminate flooring, power points and electric meter cupboard. Built in storage cupboard with storage locker over.

Lounge 18'6 x 11'6 (5.64m x 3.51m)

Marble fireplace and hearth with space for electric fire. Radiator, power points, carpet, coved and textured ceiling. Double glazed window to front with vertical blinds. Folding doors to

Dining Area 6' x 9'3 (1.83m x 2.82m)

Radiator, laminate flooring, power points, coved and textured ceiling. Double glazed window to front with vertical blinds.

Kitchen 7'8 x 9'3 (2.34m x 2.82m)

Range of base and wall mounted units with formica topped work surfaces having tiled splash backs. Inset stainless steel sink unit with mixer tap and single drainer. Power points, vinyl tiled floor, coved and textured ceiling. Space and plumbing for automatic washing machine and double glazed window. Built in cupboard housing the Worcester combination gas fired central heating boiler.

Shower Room

Tiled shower cubicle with glazed splash screen and folding door along with Bristan shower control unit with chrome effect head and seat. Pedestal wash hand basin with tower mixer tap and close couple WC. Tiled walls, textured ceiling, chrome effect ladder style radiator and double glazed window.

Bedroom 1 15' x 10'6 (4.57m x 3.20m)

Radiator, power points, carpet and double glazed window to the rear.

Bedroom 2 8'9 x 10' (2.67m x 3.05m)

Radiator, power points, carpet and double glazed sliding patio doors with vertical blinds give access to the rear garden.

Exterior

Gravelled front garden for ease of maintenance having low level shrubs. Concrete driveway provides off road parking and access to the Garage.

Enclosed rear garden being paved with gravelled areas and having timber gates to the driveway.

Block Built Single Garage 16' x 7'10 (4.88m x 2.39m)

Metal up and over door having electric laid on. Rear personnel door.

Directions

From the Agents Office proceed along Russell Road and continue to the traffic lights on the A548 Coast Road. Turn right onto Tynewydd Road proceed over the railway bridge and take the next left onto Ffordd Anwyl. Take the first left onto Cherry Tree Walk and Number 6 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 15th February 2022.
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92-100) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	



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

