

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

REDUCED



36 Viola Avenue, Rhyl, Denbighshire LL18 2NF

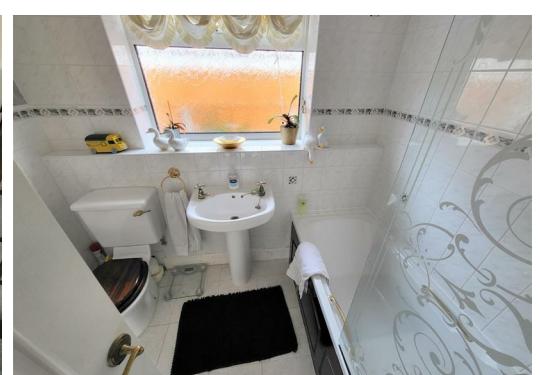
Offers Around £164,000

NO ONWARD CHAIN

An opportunity to acquire a good sized Detached Bungalow sited to the favoured south of the resort town of Rhyl in a popular residential location giving easy access to the A55 Express way and the Clwyd Retail Park.

The accommodation briefly affords: Entrance Hall, Lounge/Diner and Fitted Kitchen. 2 Bedrooms and Bathroom with white three piece suite. Gas Central Heating & uPVC Double Glazing. Gardens to front and rear with driveway providing off road parking.

The property also benefits from white uPVC soffits.



Entrance Hall

Lounge/Diner

19'2 x 11'6 (5.84m x 3.51m)



Inner Hall

Kitchen

9'8 x 7'6 (2.95m x 2.29m)



Bathroom

Bedroom 1

11'1 x 11'2 (3.38m x 3.40m)

Bedroom 2

7'8 x 11'3 (2.34m x 3.43m)



Exterior

Directions

From High Street proceed over the bridge onto Vale Road and continue onto Rhuddlan Road. Turn right onto Pen y Cefndy and proceed into Frances Avenue, take the third turning on the left hand side into Viola Avenue and Number 36 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 xxxxxxx
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 C - FREEHOLD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			