

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Chartered Surveyors, Valuers, Estate Agents and Auctioneers
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3 Balmoral Grove, Rhyl, Denbighshire LL18 1NW

Offers Over £80,000

Good sized terraced House conveniently sited for Marina Quay Retail Park, Sea Front and the Promenade. The property briefly affords the following well arranged accommodation: Entrance Hall, Lounge, Dining Room and Kitchen/Diner. To the First Floor there are 2 Double Bedrooms and Bathroom with 4 piece suite. The property benefits from white uPVC single glazed windows and a Gas Central Heating system. To the exterior is an enclosed rear yard area.



Open Porch

Giving access to hardwood front door and

Entrance Hall

Radiator, power points and carpet.

Lounge

13'10(into box bay window) x 11'8 (4.22m(into box bay window) x 3.56m)

Ornamental fire surround with log effect living flame gas fire fitted. Radiator, carpet and power points. Archway to

Dining Room

11'4 x 12'8 (3.45m x 3.86m)

Radiator, carpet and power points. Useful storage area under stairs

Kitchen/Diner

9'6 x 14'10 (2.90m x 4.52m)

With a range of medium oak fronted base units complimented by rounded edge work surfaces. Double drainer stainless steel sink unit, gas cooker point, plumbing for automatic washing machine and space for tumble dryer and fridge freezer. Power points and vinyl floor covering.

Rear Porch

Vinyl floor covering and exterior door giving access to rear yard area.

FIRST FLOOR

Landing

Carpet, radiator and power points.

Bathroom

Comprising of a four piece suite of panelled bath, push button low flush WC, pedestal wash hand basin and walk in shower enclosure with Mira shower fitted with fitted seat and grab rails. Built in cupboard which houses the Potterton gas fired combination central heating boiler.

Bedroom 1

12'2 x 15'8 (3.71m x 4.78m)

Radiator, carpet and power points.

Bedroom 2

10'2 x 12' (3.10m x 3.66m)

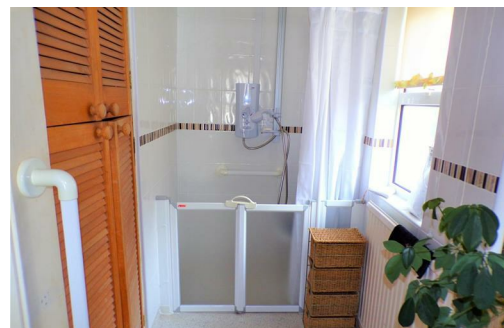
Power points, carpet and radiator.

Exterior

Enclosed yard area to the rear.

Directions

From our office proceed down Russell Road and take a second left onto Bath Street and proceed up taking a left turn onto The Promenade. Continue along taking the 11th turning on the left hand side into Sandringham Avenue and 1st right into Balmoral Grove and Number 3 will be found on the right hand side.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(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 energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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

