

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers  
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The Property Ombudsman Registration Number - N00766-0

**REDUCED**



**2B Highlands Road, Rhuddlan, Denbighshire LL18 2SD**

**£265,000**

**NO ONWARD CHAIN**

Located in a very good and much sought after residential location and sat in the historic village of Rhuddlan an opportunity to acquire a detached 2 Bedroom Bungalow briefly affording: Entrance Hall, Lounge, Dining Room, Fitted Kitchen and Conservatory. Two Bedrooms and Shower/Wet Room with 3 piece suite. To the exterior there are garden areas to the front, side and rear with double driveway providing off road parking and access to the Garage.





Front Porch

With uPVC double glazed front door, ceramic tiling to floor and matching windows. Access to glazed door and

Entrance Hall

Power points, telephone point, radiator and carpet. Useful walk in storage cupboard off with radiator, uPVC double glazed window and carpet tiles.

Lounge

15'4 x 13'4 (4.67m x 4.06m)

Double aspect uPVC double glazed windows, ornamental fire surround with marble style hearth and back with coal effect living flame gas fire fitted. Power points, two radiators and laminate flooring.

Dining Room

12'5 x 7'9 (3.78m x 2.36m)

Vinyl floor covering, power points, telephone point and radiator. White uPVC double glazed double doors giving aspect and access to the

Conservatory

10'5 x 12'3 (3.18m x 3.73m)

Laminate flooring, power points, radiator, white uPVC double glazed windows and white uPVC double glazed double doors giving aspect and access to the side garden.

Fitted Kitchen

10'3 x 8'8 (3.12m x 2.64m)

Fitted out with a range of base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Inset stainless steel sink unit, wall mounted Ideal Logic gas fired combination central heating boiler. Space for fridge freezer and cooker, Ventaxia, extractor fan, vinyl floor covering, power points and white uPVC double glazed window. Glazed door giving access to

Rear Porch

White uPVC double glazed window and matching rear door with obscure glass. Part tiled walls power point, vinyl floor covering and plumbing for automatic washing machine.

Bedroom 1

14'7 x 10'3 (4.45m x 3.12m)

Double aspect white uPVC double glazed windows, radiator, power points part laminate and part carpet flooring,

Bedroom 2

11'3 x 13'9 (3.43m x 4.19m)

Power points, two radiators, carpet and built in range of fitted mirror doored wardrobes down one wall.

Shower/Wet Room

Comprising of a shaped wash hand basin in vanity unit with mixer taps, push button low flush WC, Shower with folding splash screen, having internal seat and shower fitted. Fully tiled walls, anti slip flooring, chrome effect ladder style radiator and white uPVC double glazed window with obscure glass.

Exterior

There are garden areas to the front, side and rear. Double driveway providing off road parking leading to the Attached Garage. The front garden is ornamentally laid out with block paviors, slate chips, shrubs and flagged area and and dwarf walling. Enclosed rear garden with lawn, flagged areas and stocked borders. Personnel door to the Garage.

Attached Garage

17'1 x 8'4 (5.21m x 2.54m)

With metal up and over door. Power and light laid on.

Directions

From Rhyl proceed along Vale Road and Rhuddlan Road(A525) onto Rhuddlan. On reaching Rhuddlan turn right onto Highlands Road take the left hand fork and continue down Highlands Road and Number 3 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 20th April 2023
- 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 E - FREEHOLD

