

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Chartered Surveyors, Valuers, Estate Agents and Auctioneers
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NEW



6 Ffordd Anwyl, Rhyl, Denbighshire LL18 4JW Offers Around £150,000

* NO ONWARD CHAIN *

An opportunity to acquire a mid terraced House situated in a sought after location in to the east of the town centre being conveniently located within a mile of the own centre and on a bus route.

The accommodation briefly affords: Entrance Hall, Lounge, Fitted Kitchen, 2 Bedrooms and a Shower Room with white 3 piece suite.

Garden area to the front with enclosed south facing garden. Two dedicated parking spaces to the rear.



uPVC double glazed front door giving access to

Entrance Hall

Radiator, power points, carpet and useful storage area under stairs. Built in cupboard which houses the Worcester gas fired central heating combination boiler. uPVC double glazed arched window.

Lounge 13'8 x 12'9 (4.17m x 3.89m)

With feature fire surround having marble style hearth and back with coal effect living flame gas fire fitted. uPVC double glazed sliding patio doors giving aspect and access to the south facing rear garden. Power points, carpet, coved ceiling and radiator.

Fitted Kitchen 6'5 x 10'6 (1.96m x 3.20m)

Fitted out with a range of white gloss fronted base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Inset stainless steel sink unit with rinsing sink and mixer taps. Plumbing for automatic washing machine, gas hob with extractor chimney over and electric oven below. Space for fridge freezer, radiator, ceramic tiled flooring and uPVC double glazed window.

FIRST FLOOR LANDING

Carpet, power point and loft access with folding ladder to the roof space.

Bedroom 1 12'10 x 10'2 (3.91m x 3.10m)

Radiator, power points, carpet and uPVC double glazed window.

Bedroom 2 7'8 x 9'8 (2.34m x 2.95m)

Radiator, power points, carpet and uPVC double glazed window. Two built in storage cupboards.

Shower Room

Comprising of a three piece white suite including push button low flush WC, pedestal wash hand basin with mixer tap and shower enclosure with a Mira electric shower fitted. Fully tiled walls, ceramic tiling to floor, ladder style radiator

Exterior

Garden areas to the front and rear. Front garden having lawn with flower beds, outside security lighting and cold water tap. Enclosed south facing rear garden being ornamentally laid out with golden gravelled areas. Timber Tool Store and gate access to rear and two dedicated parking spaces.

Directions

From our office on Russell Road proceed along Russell Road and onto the Coast Road. At the traffic lights turn right onto Tynwydd Road, proceed over the bridge and take the first left into Ffordd Anwyl 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 27th January 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		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	
	91		
	69		



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

