



jonesandredfearn.com



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139 MARSH ROAD, RHYL, DENBIGHSHIRE LL18 2AD £140,000

An opportunity to acquire a Semi Detached Bungalow located to the west of the town centre in a residential area close to Rhyll Town Centre, amenities and Public Transport routes.

The accommodation briefly affords: Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms and Wet Room.

The property benefits from Gas Central Heating and uPVC Double Glazing.

To the exterior there is a small garden area to the front and good sized enclosed rear garden which is ornamentally laid out with flagged areas.



Entrance Hall

Lounge 11'8 x 12'9 (3.56m x 3.89m)

Kitchen 6'2 x 7'7 (1.88m x 2.31m)

Bedroom 1 12 x 11'8 (3.66m x 3.56m)

Bedroom 2 10'4 x 8'9 (3.15m x 2.67m)

Bedroom 3 6'9 x 6'7 (2.06m x 2.01m)

Dining Room 9'3 x 6'8 (2.82m x 2.03m)

Wet Room

Exterior

Directions

From the Agents Office proceed down the High Street and over Vale Road bridge. At the traffic lights turn right onto Marsh Road, continue down and Number 139 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 18th January 2024
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 ACCCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND C - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	85	58	
(39-54) E			
Very environmentally friendly - lower CO ₂ emissions		Current	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			