

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Chartered Surveyors, Valuers, Estate Agents and Auctioneers
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NEW



8 Ffordd Elan, Rhyl, Denbighshire LL18 4HQ Offers Around £115,000

An opportunity to acquire an extremely well presented First Floor Flat which is situated within the well known Park View development having a Co-Op store, Dentist, Doctors Surgery and Pharmacy close by. Rhyl's main town centre is within a short distance with all its shops and public services.

The accommodation briefly affords: Lounge, Kitchen, Shower Room and 2 Bedrooms. Gas Central Heating and uPVC Double Glazing. Gravelled front garden area and enclosed lawned rear garden with access to a car parking space.

NO FORWARD CHAIN



uPVC double glazed entrance door to Hall

Hall

Carpet, power points, uPVC double glazed window and stairs to First Floor.

First Floor Landing

Carpet, power points and loft access. Built in cupboard with Vaillant gas fired combination central heating boiler. Glazed door to

Lounge 14'8 x 12'3 (4.47m x 3.73m)

Radiator, power points, laminate flooring and coved ceiling with spotlight fittings. Fire surround with hearth having pebble effect electric fire. uPVC double glazed window to the front.

Kitchen 10' x 7'10 (3.05m x 2.39m)

Fitted out with a contemporary range of grey faced base and wall mounted units complimented by formica topped work surfaces with tiled splash backs. Inset stainless steel sink unit with mixer tap and single drainer. Inset Beko ceramic hob having filter hood over and having electric oven and grill in an adjacent pillar unit. Integral fridge freezer and automatic washing machine. Power points, telephone intercom to the front door, laminate flooring and uPVC double glazed window to the front.

Shower Room

Having shower cubicle with glazed screen and sliding door with shower control unit, pedestal wash hand basin and close couple WC. Chrome effect ladder style towel radiator , part tiled walls, vinyl floor covering and uPVC double glazed window.

Bedroom 1 10' x 9'6 (3.05m x 2.90m)

Fitted bedroom furniture including wardrobes being 2' deep, pelmet with inset downlighters, bedside cabinets and two mirrored doors. Radiator, power points, laminate flooring and uPVC double glazed window to the rear .

Bedroom 2 6'9 x 10'6 (2.06m x 3.20m)

Radiator, power points, laminate flooring and uPVC double glazed window to the rear.

Exterior

Front pathway and gravelled front garden area gives access to the front door. Side path with external cupboard housing the gas and electric meters. Timber gate gives access to the enclosed rear garden that has a shaped lawn and paved areas. Timber personnel gate gives access to the rear car parking space that is off Llys Padarn.

Directions

From our office on Russell Road proceed along Russell Road taking a second right into Bath Street. Proceed down to the bottom of Bath Street and turn left onto Brighton Road. Proceed along Brighton Road, over Grange Road bridge and onto Grange Road. Continue along and on the junction of Grange Road and Dyserth Road. Continue along Dyserth Road and take the third left into Fford Elan, Follow the road down and Number 8 will be found on the right hand side just after the turning with Llys Padarn.

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. COUNCIL TAX BAND B - LEASEHOLD
10. Could we request that any offer submitted is done so via email along with your source of finance to meet regulations.
10. We understand the property is held on a long leasehold which we have not had sight of and are awaiting full details of.



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			
England & Wales		70	77
		EU Directive 2018	

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			
England & Wales			
		EU Directive 2018	



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

