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9 VALE PARK, RHYL, DENBIGHSHIRE LL18 2EN OFFERS AROUND £110,000

An opportunity to acquire a Semi Detached House which is in need of modernisation and renovation being conveniently located within walking distance to Rhyl Town centre, Morrisons Supermarket, local schools, amenities and bus/train stations.

The property briefly affords: Entrance Hall, Lounge, Dining Room and Kitchen. To the First Floor are 3 Bedrooms and Bathroom. The property benefits from Gas Central Heating and uPVC Double Glazing. To the exterior there are double metal gates to the front garden that is mainly laid to grass and driveway providing off road parking and access to the Garage. Enclosed rear garden being mainly laid to grass.



Part glazed door to

Hall

Radiator, carpet and stairs off.

Lounge 13(into bay window) x 11' (3.96m(into bay window) x 3.35m)

Timber fire surround with tiled inset and open grate. Radiator, power points and carpet.

Dining Room 10'6 x 10'6 (3.20m x 3.20m)

Brickwork fireplace and hearth with open grate. Radiator, power points, carpet and double glazed patio doors to the rear garden. Built in cupboard.

Kitchen 10'6 x 6'3(maximum measurements) (3.20m x 1.91m(maximum measurements))

Stainless steel sink unit with mixer tap, work surfaces and storage cupboards. Vinyl floor covering, gas and electric cooker points, power point and uPVC double glazed window. Wall mounted gas fired combination central heating boiler.

FIRST FLOOR LANDING

Carpet.

Bathroom

Fitted out with a three piece coloured suite comprising of panelled bath with telephonic shower attachment off taps, pedestal wash hand basin and close couple WC. Radiator, part tiled walls and loft access.

Bedroom 1 12' x 10'5(maximum measurements) (3.66m x 3.18m(maximum measurements))

Small fireplace, radiator, carpet and power point.

Bedroom 2 10'8 x 11'4(into wardrobes) (3.25m x 3.45m(into wardrobes))

Radiator, power point, double glazed window overlooking the rear garden and carpet.

Bedroom 3 7'6 x 6'4 (2.29m x 1.93m)

Radiator and carpet.

Exterior

Double metal gates to the front garden that is mainly laid to grass and driveway providing off road parking and access to the Garage. Enclosed rear garden being mainly laid to grass.

Garage

With metal up and over door.

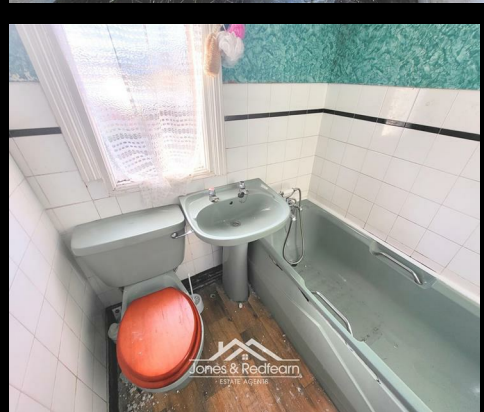
Directions

From Rhyl High Street proceed over Vale Road bridge onto Vale Road. At the traffic lights take a right turn into Victoria Road and the first left into Vale Park and Number 9 can 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 6th February 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 ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND C - FREEHOLD



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	
	80		
	56		



3/5 RUSSELL ROAD, RHYL, LL18 3BS

CLWYD ESTATES LTD T/A JONES AND REDFEARN

