

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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REDUCED



53 Elm Grove, Rhyl, Denbighshire LL18 3PD

An opportunity to acquire a spacious detached Family Home retaining many original features and oak doors throughout located in a much sought after position. The property is sited in a favourable area close to the sea front and promenade, within easy access of all amenities and briefly affords: Porch with Home Office off, Entrance Hall, Contemporary Fitted Kitchen, two reception rooms. To the First Floor: 4 Bedrooms, the Master Bedroom benefitting from En Suite facility and a further Family Bathroom with 4 piece suite. Gas Central Heating and uPVC Double Glazing.

Number 53 is sited on a corner plot benefitting from gardens to the front, side and rear with off road parking for 2/3 cars.



Offers Around £320,000

53 Elm Grove, Rhyl, Denbighshire, LL18 3PD

Porch

With ceramic tiled flooring and having

Home Office Off

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

Radiator, anti slip flooring and white uPVC double glazed window, power points and telephone point.

Feature Entrance Hall

With oak parquet block flooring. Radiator, power points, telephone point, white uPVC window giving aspect over the rear garden.

Cloakroom Off

With original black and white mosaic tiled floor and original tiled walls with feature porthole window. Low flush WC.

Lounge

24'4 x 16'3(into half round bay window) (7.42m x 4.95m(into half round bay window))

With white uPVC double glazed units fitted. Further white uPVC double glazed window and white uPVC double glazed double French doors giving aspect and access to the rear patio area. Two radiators, feature fire surround with living flame gas fire fitted, power points, carpet and coved ceiling with mouldings.

Living Room

13'6 x 15'6(into half round bay window) (4.11m x 4.72m(into half round bay window))

With white uPVC double glazed units. Carpet. power points, coved ceiling with feature moulding and coal effect living flame gas fire fitted with feature fire surround and matching hearth.

Fitted Kitchen

10'2 x 15'10 (3.10m x 4.83m)

With a range of contemporary base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Neff electric hob with extractor chimney over and dual Neff fan assisted eye level ovens. Vertical style radiator, built in fridge freezer. Inset stainless steel sink unit with rinsing sink and tower mixer taps. Integral Neff dishwashing machine. White uPVC double glazed window, quarry tiled floor, power points and door to exterior.

Utility Room off

Rounded edge work surface, wall mounted Glo Worm central heating boiler. Plumbing for automatic washing machine and space for tumble dryer.

First Floor

Turned staircase with original stained and coloured glass window with leaded lights to the Half Landing, leading to

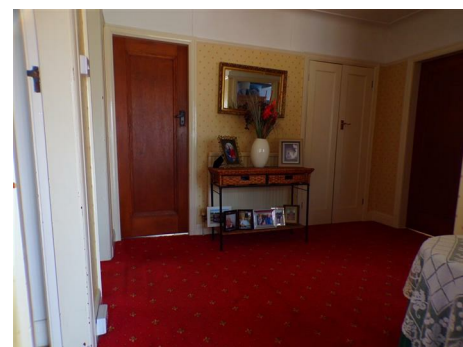
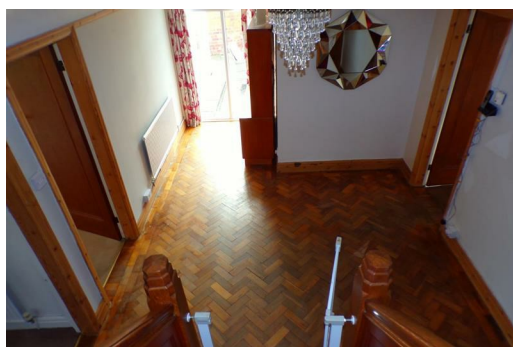
Landing

Radiator, power points, carpet and built in double doored storage cupboard.

Master Bedroom

24' x 17'(into half round bay window) (7.32m x 5.18m(into half round bay window))

With white uPVC double glazed units. Range of fitted bedroom furniture including dressing table, chest of drawers, bedside cupboards and floor to ceiling part mirror doored wardrobes. Further white uPVC double glazed window, two radiators and carpet.



En Suite Off

Comprising of a four piece suite of wash hand basin in vanity unit, bidet, low flush WC and shower enclosure with MIRA Shower fitted. Extractor fan and white uPVC double glazed window. Ladder style radiator and carpet.

Bedroom 2

16'(into half round bay window) x 13' (4.88m(into half round bay window) x 3.96m)

With white uPVC double glazed units. Range of floor to ceiling sliding mirror doored wardrobes down one wall, radiator, power points and carpet.

Bedroom 3

15' x 12'10 (4.57m x 3.91m)

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

Bedroom 4

10'2 x 13' (3.10m x 3.96m)

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

Family Bathroom

7'6 x 10'8 (2.29m x 3.25m)

Comprising of a four piece suite of push button low flush WC, pedestal wash hand basin, panelled bath and corner shower enclosure with MIRA shower fitted. Fully tiled walls, inset spotlights, ceramic tile slate effect flooring and two white uPVC double glazed windows with obscure glass.

Exterior

Number 53 is sited on a corner plot and has garden areas to the front, side and rear. The front garden is mainly lawned with stocked borders leading to the side garden on Lynton Walk. Block pavior driveway providing off road parking for 2/3 cars and outside security lighting. Ornamentally laid out flagged patio area to the rear with outside security lighting, cold water tap and timber tool shed.

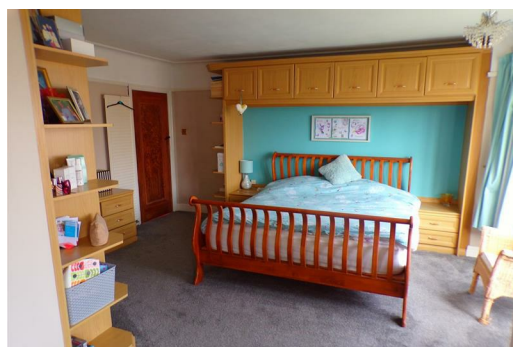
Directions

From the Agents office proceed along Russell Road towards the Coast Road and take the 9th turning on the right hand side just before the Fire Station into Elm Grove proceed down and Number 53 will be found on the right hand side on the corner of Elm Grove and Lynton Walk.

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 13th April 2021.
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. COVID 19 REGS FOR VIEWINGS: a) Face mask compulsory. b) 15 minute appt. c) Do not view if have symptoms/isolating/shielding. d) Touch as little as possible in property. e) Sanitise hands Before & After viewing.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of built-up areas, rooms and any other details are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here have been noted and so guaranteed as far as they are available or otherwise as indicated.



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	
	81
	51
England & Wales	EU Directive 2002/91/EC

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 2002/91/EC



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

