

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Chartered Surveyors, Valuers, Estate Agents and Auctioneers
Syrfewyr Slartredig, Priswyr, Gwerthwyr Tai ac Arwerthwyr

3/5 Russell Road, Rhyl, LL18 3BS

Telephone: 01745 351111 & 334467

Email: info@jonesandredfearn.com Website: www.jonesandredfearn.com

NEW



**5 Bedford Street, Rhyl, Denbighshire LL18 1SY
Offers Around £89,950**

An opportunity to acquire a mid terraced House in a convenient location for the town centre, Sea Front and the amenities within the town. The property is a Period property which has retained many of its original character features and briefly affords: Entrance Hall, Lounge, Kitchen and Living/Dining Room. 2 Bedrooms, Bathroom, Shower cubicle and a Loft Room. Gas Central Heating & mainly uPVC Double Glazing. Rear Courtyard.



Entrance door to

Entrance Lobby

Tiled floor, part tiled wall and part glazed door to

Hall

Radiator, tiled floor and dado rail.

Lounge 13'10 (into bay window) x 11'10 (4.22m (into bay window) x 3.61m)

Feature fireplace with slate hearth and cast iron grate. Radiator, power points, laminate flooring and sealed unit double glazed window.



Living/Dining Room 11'10 x 11'3 (3.61m x 3.43m)

Radiator, power points, laminate flooring and twin French doors to the rear garden. Built in cupboard. Part glazed door to

Understairs is a low flush WC serviced by a Macerator.

Kitchen 12' x 6' (3.66m x 1.83m)

Fitted out with a range of base and wall mounted units with formica topped work surfaces. Inset stainless steel sink unit having mixer tap. Gas cooker point, power points and plumbing for automatic washing machine and dishwasher. Wall mounted gas fired combination central heating boiler. Timber clad ceiling with spotlight fittings, uPVC double glazed window and part glazed door to exterior.

FIRST FLOOR LANDING

Radiator, carpet, laminate flooring and power points. Under steps cupboard.



Shower Cubicle Off

With folding doors, tiled and chrome effect shower head.

Bathroom

Fitted out with a three piece suite comprising of panelled bath, pedestal wash hand basin and low flush WC. Chrome effect shower control unit over bath with folding splash screen. Part tiled walls, radiator and uPVC double glazed window.



Bedroom 1 12'3 x 14' (3.73m x 4.27m)

Full length fitted wardrobes with mirrored sliding doors being 2' deep. Radiator, power points, laminate flooring and sealed unit double glazed bay window to front.

Bedroom 2 11'9 x 10'2 (3.58m x 3.10m)

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

Fixed Steps up to

Attic Room 13' x 15' (maximum measurements) (3.96m x 4.57m (maximum measurements))

Radiator, electric light and sealed unit double glazed skylight window.



Exterior

Rear courtyard with surface. Cold water tap and store Shed.

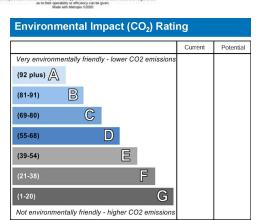
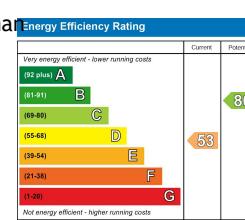
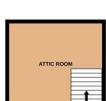
Directions

Walking from the Agents office turn right onto High Street and take the first left into Market Street. Proceed across Queen Street over the Town Hall Piazza and cross over Water Street turning left into Bedford Street and Number 5 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.
5. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
6. Details prepared 25th September 2020
7. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
8. The property is located in a Conservation Area.



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

