

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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NEW



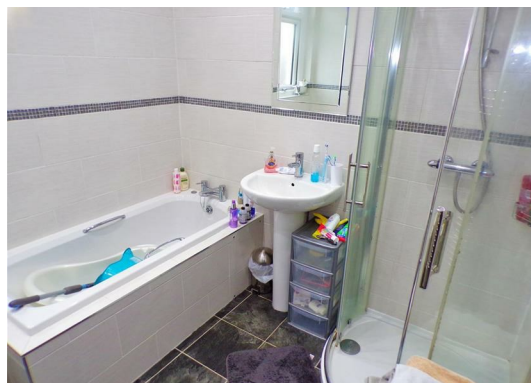
47 Highfield Park. Rhyl. Denbighshire LL18 3NL

An opportunity to acquire a well presented and spacious semi detached Family Home sited to the east of the town centre in a popular and much sought after residential area within walking distance of the town centre and amenities as well as the Promenade and seafront.

The accommodation briefly affords: Porch, Reception Hall, Lounge, Dining Room, Fitted Kitchen with Breakfast Area and Rear Porch. To the First Floor are four Bedrooms, Family Bathroom with four piece suite and En Suite facility to the main Bedroom.

The property also benefits by way of gas central heating, uPVC double glazing and off road parking.

To the exterior is a landscaped garden to the front having block pavior edging and gravel with inset flower beds. Timber personnel gates to enclosed side garden area and enclosed rear garden with shaped lawn and paved patio with block pavior edging. Vehicular access off St Georges Crescent leads to block paviour parking area and gives access to the Detached Garage.



Offers Around £230,000

47 Highfield Park, Rhyl, Denbighshire, LL18 3NL

uPVC double glazed door to

Porch

Double glazed windows with diamond leadwork and leaded light window and panelling to timber door to

Reception Hall

Radiator, power points, carpet and stairs off with cupboard below.

Rear Lounge

19'2 x 11'6 (5.84m x 3.51m)

Feature fireplace with timber surround having over mantle with inset oval mirror, tiled hearth inset and coal effect living flame gas fire. Radiator, power points, carpet and wiring for two wall lights. uPVC double glazed French door with matching side windows to the rear garden.

Dining Room(front)

17'4(into bay window) x 13'10 (5.28m(into bay window) x 4.22m)

Timber fire surround with marble hearth inset and coal effect living flame gas fire. Radiator, power points, carpet and double glazed bay window to front and oriel window to side.

Fitted Kitchen with Breakfast Area

18'2 x 10'8(maximum measurements) (5.54m x 3.25m(maximum measurements))

Fitted out with a range of contemporary base and wall mounted units complimented by formica topped work surfaces with tiled splash backs. Inset stainless steel sink unit with rinsing sink, single drainer and mixer tap. Inset stainless steel five ring gas hob with extractor hood over. Pillar unit with inset double oven and grill. Power points and plumbing for automatic dishwasher. Inset downlighters. Two uPVC double glazed windows, tiled floor and built in cupboard which houses the Worcester gas fired combination central heating boiler. Door to

Rear Porch

5'6 x 10'3 (1.68m x 3.12m)

uPVC framed double glazed windows and matching door to exterior. Power points and plumbing for automatic washing machine.

FIRST FLOOR LANDING

Radiator, carpet and loft access.

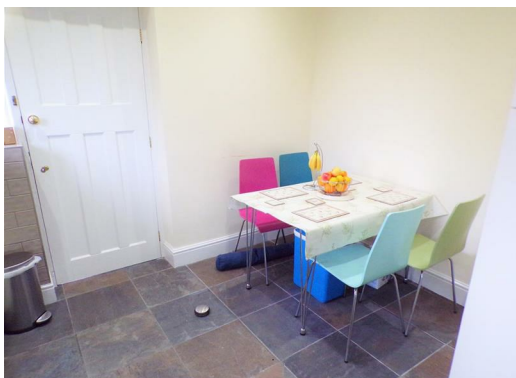
Bathroom

Fitted out with a four piece white suite comprising of tiled panelled bath with mixer tap, tiled shower cubicle with chrome effect shower control unit and glazed splash screen and sliding doors. Pedestal wash hand basin with tower mixer tap and close couple WC. Chrome effect ladder style towel radiator, tiled walls, tiled floor and inset downlighters. uPVC double glazed window.

Bedroom 1

17'6(into bay window) x 13'10' (5.33m(into bay window) x 4.22m')

Original cast iron inset fireplace with grate. Radiator, power points, carpet and double glazed uPVC bay window with aspect out towards the seafront. and box bay oriel window



En Suite Shower Room off

Tiled shower cubicle with chrome effect shower control unit, glazed splash screen and sliding door. Pedestal wash hand basin with mixer tap and close couple WC. Tiled floor and walls, inset downlighters and uPVC double glazed window.

Bedroom 2

14'6 x 10'4 (4.42m x 3.15m)

Radiator, power points, carpet and small fireplace with tiled hearth and surround. Two built in wardrobes with storage lockers over and uPVC double glazed window to the rear.

Bedroom 3

6'10 x 10'9 (2.08m x 3.28m)

Radiator, power points, carpet and telephone point. uPVC double glazed window to rear .

Bedroom 4

9'2 x 8'6 (2.79m x 2.59m)

Radiator, power points, carpet and double glazed window with aspect towards the seafront.

Exterior

Metal personnel gate to the landscaped front garden having block pavior edging and gravel with inset flower beds. Timber personnel gates to enclosed side garden area that is mainly laid to lawn and has paved pathway to the rear. Enclosed rear garden with shaped lawn and paved patio with block pavior edging. Vehicular access off St Georges Crescent leads to block paviour parking area and gives access to the

Brick Built Single Garage

Double timber doors and electric laid on.

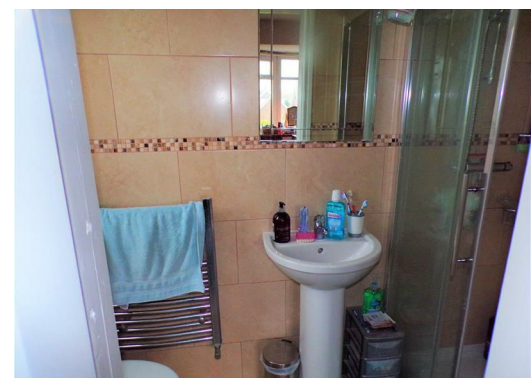
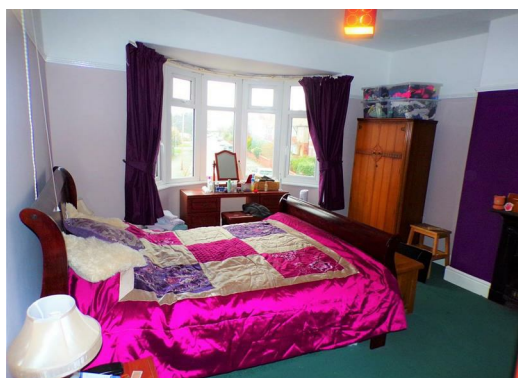
Directions

From the Agents Office proceed along Russell Road taking the seventh turning on the right hand side into Bryntirion Drive taking a right into Highfield Park and Number 47 will be found on the left 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 16th November 2020
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The accuracy, timeliness and applicability of these data are not guaranteed and are subject to change without notice. Made with Mapbox (2020)

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 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

