

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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NEW



27 Parc Gwellvn. Rhyl. Conwy LL18 5HN

An opportunity to acquire an immaculately presented Detached family home situated in a sought after residential location with easy access to neighbouring towns, Ysbyty Glan Clwyd and the A55 Expressway.

The property offers spacious and well arranged accommodation briefly affording Entrance Hall, Cloaks Off, Lounge, Family Room, Fitted Kitchen, Utility Room and Conservatory.. To the First Floor: Master Bedroom with En Suite Shower Room, 3 further Bedrooms and a modern Family Bathroom with modern 4 piece white suite. To the exterior there is a front garden with shaped lawn and shrubs, driveway providing off road parking and access to the attached Garage.

Timber personnel gates to the laid out rear garden which has shaped lawn, raised patio area, seating area and panoramic views.



Offers Around £329,500

27 Parc Gwellyn, Kinmel Bay, Rhyl, Conwy, LL18 5HN

Verandah Porch

Timber door with coloured lights leads to

Hall

Radiator, power points, coved ceiling, understairs cupboard and Amtico flooring.

Cloaks Room

Having close couple WC, pedestal wash hand basin, radiator, extractor fan and Amtico flooring. uPVC double glazed window.

Lounge

21'3 x 12'8 (6.48m x 3.86m)

Feature Minster style fireplace having living flame gas fire with pebbles. Two radiators, power points, carpet, coved ceiling and wiring for two wall lights. Double aspect room with uPVC double glazed bay window to the front. Timber glazed doors to the Hall.

Kitchen

12' x 19'6 (3.66m x 5.94m)

Contemporary range of white faced base and wall mounted units complimented by granite work surfaces with matching central island. Stainless steel sink unit with insta hot water tap, rinsing sink with food waste disposal and adjacent white uPVC double glazed window with aspect over open farmland and towards distant hills. Rangemaster six ring cooking range with stainless steel extractor hood over. Plumbed in American style refrigerator with cupboard surround and storage lockers over. Integral drinks cooler, wine rack, coved ceiling with inset downlighters. Radiator, tiled floor with underfloor heating and space for microwave oven. Integral automatic dishwasher. Radiator and door to

Utility Room

8'4 x 8' (2.54m x 2.44m)

Fitted out with a range of storage cupboards including drawer space and being complimented by granite work surfaces. Sink unit with mixer tap over and plumbing below for automatic washing machine. space and plumbing for tumble dryer. Radiator and tiled floor with underfloor heating. Coved ceiling with inset downlighters and uPVC door to the exterior. Cupboard housing the Ideal gas fired combination central heating boiler.

From the Kitchen there are twin timber and glazed double doors leading to the Conservatory.

Conservatory

12'4 x 9'10 (3.76m x 3.00m)

Radiator, tiled floor with underfloor heating. uPVC double glazed windows give panoramic aspect out over farmland and towards distant hills. uPVC double glazed twin French doors to the rear garden.

Family Room

12' x 12'8 (3.66m x 3.86m)

Radiator, power points, amtico flooring and uPVC double glazed twin French doors to the rear garden. with matching side panels.

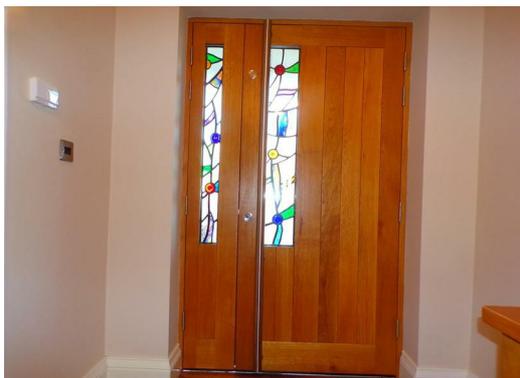
Turned staircase to the

FIRST FLOOR LANDING

Carpet, radiator and power points. Built in airing cupboard with radiator and shelf space.

Family Bathroom

Fitted out with a four piece white suite comprising of shaped panel jacuzzi bath with waterfall tap, shower cubicle with chrome effect controls and twin sliding doors. Vanity unit with inset wash hand basin having waterfall mixer tap and WC with enclosed cistern. Base and wall mounted cupboard space and frameless mirror in pelmet. Ladder style chrome effect towel radiator, tiled walls and inset downlighters. Tiled floor, electric shaver point and uPVC double glazed window.



Master Bedroom

11'3 x 12'9 (3.43m x 3.89m)

Radiator, power points, carpet, coved ceiling with inset downlighters and uPVC double glazed window to the front.

En Suite Shower Room off

Having tiled shower cubicle with dual shower heads including a rainfall shower head and splash screen with sliding doors. Pedestal wash hand basin and close couple WC. Chrome effect ladder style towel radiator, extractor fan, tiled walls, tiled floor and uPVC double glazed window.

Bedroom 2

12'2 x 10'2 (3.71m x 3.10m)

Radiator, power points, carpet and uPVC double glazed window gives impressive views to the rear over the garden, farmland and towards the farthest of hillsides.

Bedroom 3

9' x 13' (2.74m x 3.96m)

Radiator, power points, carpet and uPVC double glazed window to the rear over the garden, farmland and towards the farthest of hillsides.

Bedroom 4

8'6 x 10'6 (2.59m x 3.20m)

Radiator, power points, carpet and uPVC double glazed window to the front.

Exterior

Front garden with shaped lawn and shrubs. Concreted driveway provides off road parking and access to the Garage. Side personnel gate leads to the enclosed rear garden.

The rear garden has shaped lawn areas along with a block pavior raised patio with steps down to a block pavior pathway and rear seating area. A particular feature of the rear garden is that it backs directly on to open farmland and provides panoramic views from the Coast and towards the distant hillside.

The property also benefits from a five camera CCTV System.

Attached Garage

With up and over door.

Directions

From Rhyl proceed via A548 Wellington Road and over the blue Foryd bridge into Kinmel Bay. Turn left at the traffic lights onto St Asaph Avenue, proceed over the railway bridge and take the 5th turning left into Denbigh Circle. Proceed along taking the 1st right into Holywell Crescent and the 1st left into Parc Gwellyn , proceed down to the head of the cul de sac and Number 27 can be seen directly in front.

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 7th January 2021
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0





Ground Floor



First Floor



Google

Map data ©2021

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	97
(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	91
(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
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