

Jones & Redfearn

ESTATE AGENTS



Grenville Avenue, Rhuddlan

£280,000

Nestled in the charming village of Rhuddlan, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. Rhuddlan is known for its picturesque surroundings and friendly community, making it an excellent choice for those looking to settle in a tranquil area while still being close to local amenities.

The bungalow features the following accommodation: L shaped hallway, lounge, dining room, kitchen, 3 bedrooms and a shower room. Externally there are gardens to the front and rear with a garage and driveway providing off road parking.

This bungalow presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. This property is sure to impress. Don't miss the chance to make this charming bungalow your new home. Viewing highly recommended.



L Shaped Entrance Hall

Radiator, carpet, power points, telephone point, coved and textured ceiling with loft access and Slingsby style folding ladder access.

Lounge

11'4 x 17' (3.45m x 5.18m)

Dining Room

11'10 x 9'8 (3.61m x 2.95m)

Kitchen

9'2 x 11'2 (2.79m x 3.40m)

Bedroom 1

13' x 9'10 (3.96m x 3.00m)

Bedroom 2

11'2 x 8'6 (3.40m x 2.59m)

Bedroom 3

10'2 x 8'4 (3.10m x 2.54m)

Shower Room

Exterior

Feature garden area to the front having block pavior driveway and pathways. Stocked borders and mature shrubs, plants, rose trees etc. Fully enclosed rear garden being ornamentally laid out with central flagged area, stocked borders and mature hedging. Driveway giving access to

Concrete Block Garage

16' x 8'(internal measurement) (4.88m x 2.44m(internal measurement))

Power point, strip lighting and having an electrically operated up and over door. The Garage also houses the gas and electric meters and had a new roof fitted in 2015. To the rear of the Garage is a

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 24/04/26
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 D - FREEHOLD
11. The sale of this is subject to the grant of probate

Directions

From Rhyl proceed along Vale Road onto Rhuddlan Road and continue onto the village of Rhuddlan. On reaching Rhuddlan take the second turning off the Golf Club Roundabout onto New Road and take the second turning right into Grenville Avenue. Continue down and Number 27 will be found on the right hand side.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



jonesandredfearn.com



01745 351111



info@jonesandredfearn.com

