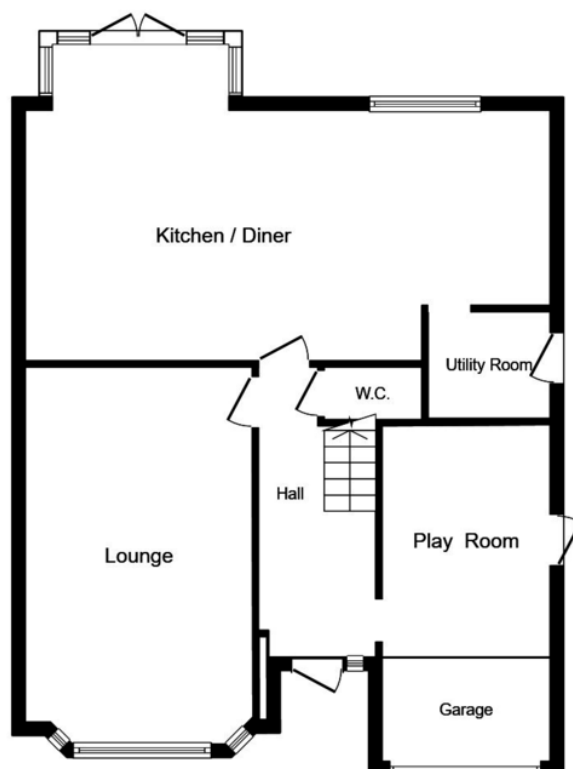
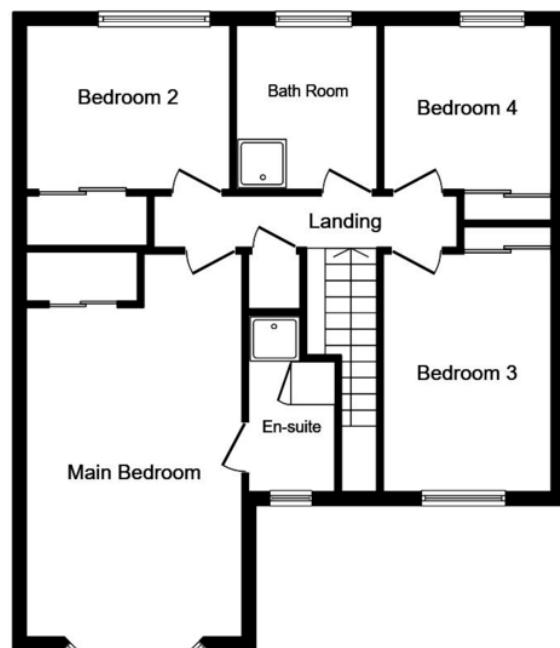


NEW

PETER LARGE
ESTATE AGENTS

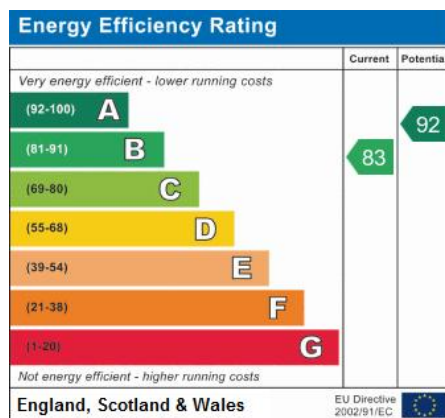


Ground Floor



First Floor

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



COUNCIL TAX BAND
Tax band F

TENURE
Freehold

LOCAL AUTHORITY

DATE:
13th April 2021



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3 Rhodfa Logan, Rhyl, Denbighshire, LL18 4FA

£310,000

- Four Bedrooms
- Part converted garage
- Open plan living, dining
- Modern through out

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



This newly constructed four bedroom detached residence stands on the outer confines of Rhyl on the new Aberkinsey development. Internally it offers spacious accommodation suited to the family buyer and its presentation and décor must be viewed to be fully appreciated. It benefits by all the refinements to include kitchen / diner, ground floor cloaks, master bedroom ensuite facility, three further double bedrooms and family bathroom. Having lovely maturing gardens, part converted garage into a play room and workshop and a double driveway.

KITCHEN/DINER

26' 8" max x 16' 0" max (8.15m x 4.89m) Having a comprehensive range of units to include, wall cupboards, Granite worktop surfaces with drawer and base cupboards beneath, breakfast bar, tall standing cupboard with built-in eye level 'Zanussi' electric double oven, 'Zanussi' five ring gas hob with stainless steel extractor fan, integrated fridge and freezer, integrated washing machine, inset one and a quarter bowl sink with mixer tap over, radiator, Karndean flooring and uPVC double glazed window overlooking the rear garden. Dining area has radiator, power points, uPVC double glazed Atrium windows with uPVC double glazed French doors leading onto the rear garden.

UTILITY ROOM

6' 3" x 5' 0" (1.92m x 1.54m) Having wall cupboards, space for tumble dryer, granite worktops with sink and mixer tap over and base cupboard beneath, tall side cupboard, Karndean flooring, power points and uPVC double glazed frosted composite door leading onto the rear garden.

STAIRS:

From the reception hall with timber balustrade leading to:

FIRST FLOOR ACCOMMODATION AND LANDING:

With radiator, power points and airing cupboard providing ample linen storage and housing the copper lagged cylinder.

DOUBLE GLAZED COMPOSITE DOOR: Into:

RECEPTION HALL:

14' 0" max x 5' 11" max (4.28m x 1.82m) With single panel radiator, power points, karndean flooring, access to the Hive system and uPVC double glazed window.

DOWN STAIRS CLOAKS:

5' 2" max x 4' 6" max (1.58m x 1.38m) With low flush W.C, wash hand basin with mixer tap, Karndean flooring, extractor fan and radiator.

PLAY ROOM:

9' 1" x 8' 8" (2.78m x 2.65m) Converted from the garage with power points, under floor heating, built-in cupboard with mirrored sliding doors housing the 'Worcester' boiler which supplies the domestic hot water and radiators and uPVC double glazed frosted window leading onto the side of the property.

LOUNGE:

18' 1" into bay x 10' 11" (5.52m x 3.34m) With two single panelled radiators, power points, T.V aerial point and uPVC double glazed bay window overlooking the front.

MASTER BEDROOM:

16' 9" into bay x 10' 11" (5.11m x 3.35m) Having built-in wardrobes, two single panelled radiators, power points, T.V aerial point and uPVC double glazed bay window overlooking the front.

EN-SUITE:

9' 2" into shower x 6' 3" (2.81m x 1.91m) Having shower cubicle with mains shower, wash hand basin with tiled splashback, low flush W.C, tiled floor, airing cupboard providing ample shelving and uPVC double glazed frosted window.

BEDROOM TWO:

9' 5" x 9' 3" (2.89m x 2.84m) Having built-in wardrobe with mirrored sliding doors, power points, radiator and uPVC double glazed window overlooking the rear.

BEDROOM THREE:

12' 1" x 8' 7" (3.69m x 2.62m) Having built-in wardrobes with sliding doors, power points, radiator and uPVC double glazed window overlooking the front.

BEDROOM FOUR:

9' 3" x 8' 6" (2.84m x 2.60m) Having built-in wardrobes with sliding doors, power points, radiator and uPVC double glazed window overlooking the rear.

BATHROOM:

8' 4" x 7' 2" (2.56m x 2.19m) Having a four piece suite comprising panelled bath, pedestal wash hand basin, low flush W.C, shower cubicle with mains shower over, inset spotlights, part tiled walls, tiled floor, radiator incorporating towel rail and uPVC double glazed frosted window.



OUTSIDE:

To the front of the property is a double driveway providing off street parking leading to converted garage workshop with up and over door. The front garden is lawned for ease of maintenance with a timber gate giving access to the rear garden. The rear garden has a paved patio area with roped off decking ideal for alfresco dining, lawn area, outside tap and is bounded by timber fencing. Down the side of the property is a fenced off hard standing area which is partly enclosed making it an ideal storage area for bins or a dog run.

SERVICES:

Mains gas, electric and water are believed available or connected to the property. All services and appliances not tested by the Selling Agent.

DIRECTIONS:

Proceed away from the Rhyl office, over the Grange Road bridge onto Grange Road, continue onto Dyserth Road, at the mini round about turn right onto Aberkinsey, continue on the main through road, turning left into Rhodfa Logan and the property can be seen on the left hand side.

