



26 Llys Alwen | Rhyl | Denbighshire | LL18 4BQ

Offers Over £150,000

This popular development in South East Rhyl stands this three bedroom extended semi detached house. Having the convenience of a shop that caters for most everyday needs, doctors surgery, dentist and chemist all within walking distance.

- Three bedrooms
- Driveway parking
- Extended to the rear.
- Ground floor room
- Garage

This Three bedroom semi detached house has been extended to the rear to offer a further room with ground floor shower room which makes this ideal for family occupation. It would benefit by some cosmetic improvements throughout. Having ample off street parking leading to garage with enclosed garden to the rear.

UPVC DOUBLE GLAZED ENTRANCE DOOR: Into:

ENTRANCE VESTIBULE:

With tiled floor and radiator.

LOUNGE:

14' 7" x 12' 2" (4.46m x 3.71m) Having an Adam style feature fireplace with marble effect back and hearth, radiator, power points, laminate floor, under stairs storage and uPVC double glazed window overlooking the front.

KITCHEN WITH DINING AREA:

15' 7" x 8' 11" (4.75m x 2.72m) Having a range of fitted units to include wall cupboards, worktop surfaces with drawer and base cupboards beneath, space and plumbing for automatic washing machine, space and plumbing for dishwasher, space for cooker, wall mounted 'Worcester' boiler supplying the domestic hot water and radiators, part tiled walls, power points, uPVC double glazed window overlooking the rear. Dining area having double panelled radiator and power points.

UTILITY ROOM:

With radiator and uPVC double glazed door giving access onto the rear.

GROUND FLOOR SHOWER ROOM:

4' 10" x 4' 6" (1.49m x 1.38m) Having built-in shower cubicle with electric shower over, pedestal wash hand basin, low flush W.C, radiator, tiled floor and uPVC double glazed frosted window.

GROUND FLOOR ROOM:

14' 3" max x 9' 6" (4.36m x 2.91m) With power points, double panelled radiator, uPVC double glazed window overlooking the rear.

STAIRS:

From the entrance vestibule and uPVC double glazed window overlooking the side leading to:

FIRST FLOOR ACCOMMODATION AND LANDING:

With access to roof space and power point.

BEDROOM ONE:

12' 5" x 8' 9" (3.80m x 2.68m) With power points, radiator and uPVC double glazed window overlooking the front.

BEDROOM TWO:

10' 9" x 9' 8" (3.29m x 2.95m) With radiator, power points and uPVC double glazed window overlooking the rear.

BEDROOM THREE:

9' 3" max x 6' 7" (2.84m x 2.01m) With radiator, power points and uPVC double glazed window overlooking the front.

BATHROOM:

6' 5" x 5' 5" (1.97m x 1.67m) Having a corner bath, pedestal wash hand basin, low flush W.C, tiled walls, laminate floor, towel rail incorporating radiator and uPVC double glazed frosted window.

OUTSIDE:

Driveway providing off street parking leading to Garage with up and over door. The garden to the front is mainly laid to lawn and a wrought iron gate gives access onto the rear. The rear garden is paved for ease of maintenance with raised borders and a large timber constructed store and is bounded by timber fencing.

DIRECTIONS:

Proceed away from the Rhyl office over the Grange Road bridge onto Grange Road, continue onto Dyserth Road taking the left turn onto the Parc view development, second left into Llys Gwynant then first right and first right again and the property can be seen on the right hand side by way of a For Sale board.

SERVICES:

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



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(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	
WWW.EPC4U.COM			

COUNCIL TAX BAND

Tax band: C

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE

08/11/2021

Contact Details

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