PETER LARGE —— ESTATE AGENTS ——









26 Llys Alwen | Rhyl | Denbighshire | LL18 4BQ

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.

Offers Over £150,000

- 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 comer 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.

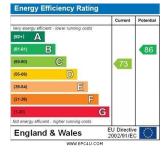
SERVICES:

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



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





COUNCIL TAX BAND Tax band: C

LOCAL AUTHORITY
Denbighshire County Council

TENURE Freehold

DATE 08/11/2021

Contact Details

19 Cl wyd Street, Rhyl, Denbighshire, LL18 3LA

www.peterlarge.com

01745334411

rhyl@peterlarge.com

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 misl eading marketing regulations 2008.