



Total floor area 138.5 sq.m. (1,491 sq.ft.) approx
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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(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

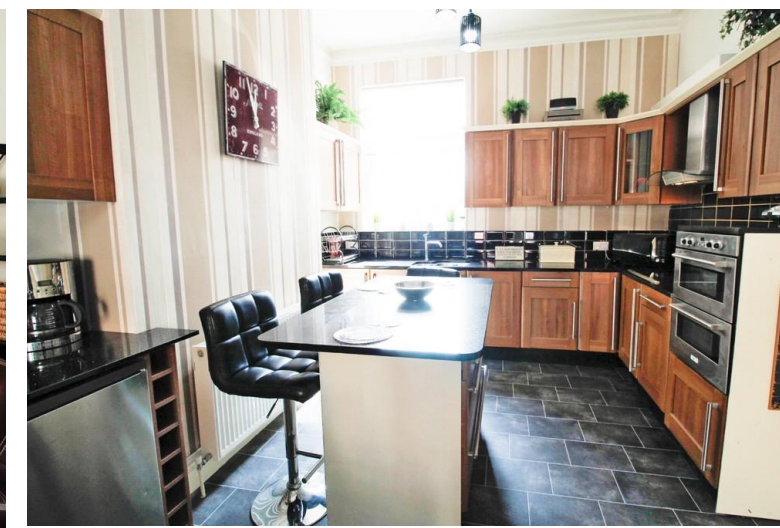
Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

27th April 2021
Price reviewed 06/07/21



OFFICE
19 Clwyd Street
Rhyl
Denbighshire
LL18 3LA

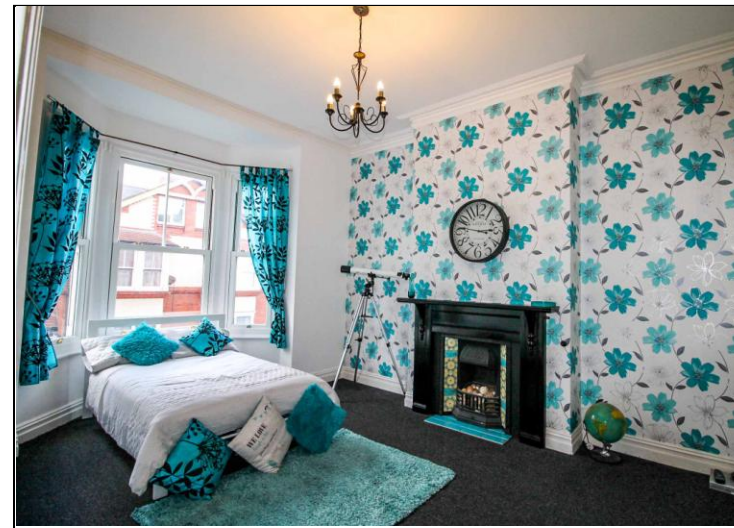
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12 Morlan Park, Rhyl, Denbighshire, LL18 3EG

£179,950

- Four / five bedrooms
- Ground floor bathroom
- Wealth of character
- Two reception rooms

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 well presented spacious four bedroom terraced house comes with a wealth of character and stands within a two minute walk from the seafront, promenade and Rhyls main town centre with all its shops and public services with access to the A55 expressway easily accessible. The property itself retains some of its original features with high ceilings having an open plan kitchen and lounge area, second sitting room / bedroom, utility, ground floor bathroom, four good size bedrooms to the first floor with a family bathroom and resident parking. It would make an ideal family home and viewing internally is recommended to appreciate its size and quality within.

Further worktop surface with space for under counter double fridge, freezer, central island incorporating breakfast bar with drawers beneath, power points, part tiled walls, ceiling rose, coved ceiling, vinyl floor and uPVC double glazed window overlooking the rear.

INNER HALL:

14' 7" x 5' 8" over stairs (4.47m x 1.74m) With under stairs store providing ample storage, laminate floor, dado rail and door into:

SECOND SITTING ROOM:

19' 8" x 11' 1" (6.00m x 3.39m) Currently being used as a bedroom/bedsit with dado rail, power points, digital T.V socket and aerial point, inset spotlighting, double panelled radiator, open fireplace with timber mantle surround with space for wood burner, built-in cupboard housing the combination boiler which supplies the domestic hot water and radiators, built-in vanity unit with mirror over and uPVC double glazed window overlooking the side of the property.

GROUND FLOOR TOILET:

7' 4" x 3' 0" (2.26m x 0.92m) With low flush W.C, vinyl floor, radiator, part tiled walls to dado rail, shelving and uPVC double glazed window overlooking the side.

UTILITY AREA:

6' 10" x 2' 11" (2.09m x 0.91m) With vinyl floor, plumbing for automatic washing machine, worktop surface, power points, part tiled walls and uPVC double glazed frosted door leading onto the rear garden.

GROUND FLOOR BATH ROOM:

7' 9" x 6' 10" (2.38m x 2.10m) Having a three piece suite to include corner shower cubicle with power shower over, panelled bath with telephonic shower head over, pedestal wash hand basin, part tiled walls, vinyl floor, double panelled radiator, spotlights and uPVC double glazed window overlooking the rear.

STAIRS: From inner hallway leading to:

FIRST FLOOR ACCOMMODATION AND LANDING:

With power points, double panelled radiator, new double glazed velux light and dual access to two separate roof space areas one with vaulted ceilings being insulated which would make an ideal project for a further bedroom with en-suite facility (subject to permissions) and the other one is a good size attic space ideal for storage.

FAMILY BATHROOM:

8' 7" x 7' 5" (2.64m x 2.28m) Having a three piece suite comprising panelled bath with telephonic shower head over and an electric shower above with privacy screen, low flush W.C, pedestal wash hand basin, radiator, vinyl floor, part tiled walls, spotlights and two uPVC double glazed frosted windows.

BEDROOM THREE:

11' 10" x 11' 1" (3.63m x 3.40m) With part tongue and groove walls to dado height, power points, digital T.V aerial, radiator and uPVC double glazed box bay window with window seat overlooking the rear.

MASTER BEDROOM:

16' 11" into bay x 11' 6" (5.17m x 3.53m) Having a feature fireplace with timber surround, tiled back and hearth and decorative insert, power points, coved ceiling, double panelled radiator and uPVC double glazed box bay sash tilting window overlooking the front.

BEDROOM TWO:

12' 9" x 11' 0" (3.90m x 3.36m) With coved ceiling, double panelled radiator, power points and uPVC double glazed window overlooking the rear.

BEDROOM FOUR:

10' 5" x 5' 8" (3.18m x 1.75m) With laminate floor, power points, radiator and uPVC double glazed sash tilting window overlooking the front.

OUTSIDE:

Pedestrian wrought iron gate leading to front door. The front garden is concreted for ease of maintenance and is bounded by low brick walling. The rear yard has the benefit of useful four attached outbuildings / woodstores providing ample storage, double timber gates leading onto rear alleyway and is bounded by brick walling.

DIRECTIONS:

Proceed away from the Rhyl office along Russell Road, turning left into Bath Street then first right into Morlan Park where 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.

