



9 Maes Y Don Drive | Rhyl | Denbighshire | LL18 3RF

Offers over £155,000

Standing in this favoured position in South East Rhyl just off the the Coast Road which serves the resort town centre of Rhyl is this three bedroom semi detached family home. Close to schools that cater for all age groups it is within a short distance of Rhyls town centre with its shops and public services and within walking distance of the Promenade with its recreational facilities.

- Three bedrooms
- Family Home
- Garden to the rear
- Sought after location
- Garage

Internally it offers two reception rooms and benefits by way of uPVC double glazing and gas central heating and it comprises:

UPVC DOUBLE GLAZED FRENCH DOORS:

Gives access into:

PORCH:

With uPVC double glazed windows and timber door giving access into:

RECEPTION HALL:

With laminate floor, radiator, power points, built-in cloaks cupboard and frosted window to side.

LOUNGE:

13' 10" x 11' 8" (4.22m x 3.58m) Having radiator, power points and a uPVC double glazed window overlooking the front.

DINING ROOM:

13' 2" x 10' 11" (4.03m x 3.34m) Having radiator, power points and double glazed patio doors giving access onto the rear garden.

KITCHEN:

9' 0" x 7' 10" (2.75m x 2.40m) Having wall cupboards, worktop surface with drawer and base cupboards beneath, fitted gas hob with electric oven beneath, stainless steel sink top with mixer tap over, space and plumbing for automatic washing machine, part tiled walls, wall mounted 'Pro Exclusive' boiler which supplies the domestic hot water and radiators, walk-in pantry, uPVC double glazed window overlooking the rear and uPVC double glazed door giving access onto the rear.

STAIRS:

From the reception hall with timber balustrade and turned spindles onto a quarter landing with frosted window to side.

FIRST FLOOR ACCOMMODATION AND LANDING:

BEDROOM ONE:

11' 10" x 12' 0" (3.62m x 3.66m) With radiator, power points and uPVC double glazed window overlooking the front.

BEDROOM TWO:

12' 7" x 10' 11" (3.85m x 3.33m) With radiator, power points and uPVC double glazed window overlooking the rear.

BEDROOM THREE:

7' 1" x 6' 10" (2.18m x 2.09m) With radiator, power points and uPVC double glazed window overlooking the front.

BATHROOM:

9' 1" x 7' 10" (2.77m x 2.41m) Having a panelled bath, pedestal wash hand basin, low flush W.C, built-in shower cubicle, radiator, part tiled walls, uPVC double glazed frosted window and uPVC double glazed stained glass feature window to side.

OUTSIDE:

Driveway providing off street parking. The garden to the front is lawned and is bounded by brick walling and some timber fencing. Timber gates lead onto further driveway leading to a detached Garage with up and over door then a further timber gate gives access onto the rear garden.

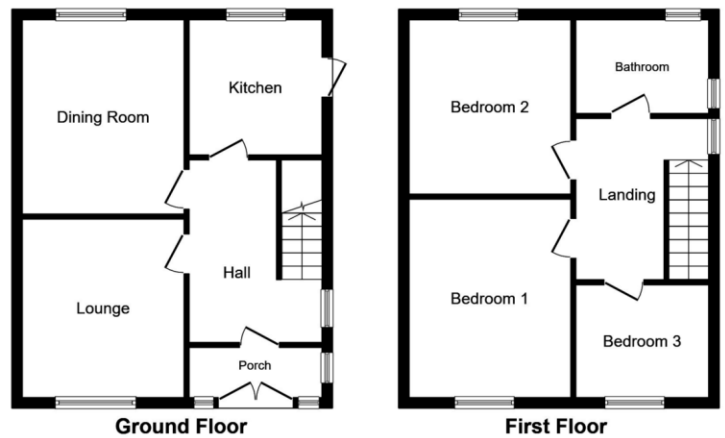
The rear garden has a paved patio area from the dining room, lawn area, personal door into garage and the garden is bounded by some brick walling and some timber fencing.

SERVICES:

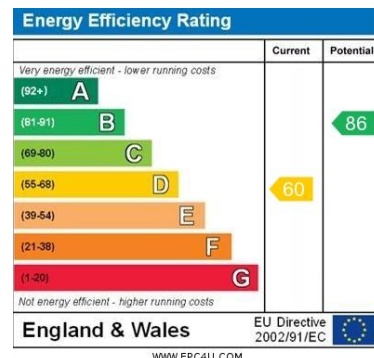
Mains gas, electric and water are believed available or connected to the property. All services and appliances not tested by the Selling Agent.

DIRECTIONS:

Proceed away from the Rhyl office along Russell Road onto Rhyl Coast road, take the fourth turning into Maes Y Don Drive and the property can be seen on the right hand side by way of a For Sale board.



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: C

TENURE
Freehold

LOCAL AUTHORITY
Denbighshire County Council

DATE
24/05/2021

Contact Details

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