

Flat 1, 53 Ffordd Las | Rhyl | Denbighshire | LL18 2ED

**INVESTMENT PROPERTY.** Sold with Tenant already in residence. A sizeable three bedroom ground floor flat close to Schools and shops that cater for most every day needs. It enjoys a good size garden area to the rear.

**£65,000 Leasehold**

- INVESTMENT PROPERTY
- Three Bedrooms
- Garden to the rear
- Double glazing
- Gas central heating

This sizeable extended three bedroom ground floor apartment offers surprisingly spacious accommodation and enjoys a good size out door space. It benefits by way of gas central heating and upvc double lazing.

**ENTRANCE DOOR; Give s access into:**

**COMMUNAL AREA.**

**PERSONAL DOOR give s access into:**

**GROUND FLOOR APARTMENT.**

**LOUNGE:**

14' 2" x 11' 8" (4.34m x 3.56m) With covered ceiling, upvc double glazed box bay window overlooking the front, radiator, dado rail power points and feature fireplace.

**KITCHEN:**

10' 0" x 8' 2" (3.07m x 2.51m) With a range of wall cupboards, work top surfaces and base cupboards. Space for electric cooker and tall standing fridge freezer and upvc double glazed window overlooking the rear and upvc double glazed door gives access onto the rear.

**INNER HALL:**

With covered ceiling, radiator and power point.

**BEDROOM ONE:**

11' 0" x 8' 2" (3.37m x 2.49m) With upvc double glazed window overlooking the side, radiator and power points.

**BEDROOM TWO:**

7' 4" x 5' 9" (2.25m x 1.76m) With upvc double glazed window overlooking the side, radiator and power points.

**BEDROOM THREE:**

7' 7" x 6' 0" (2.32m x 1.85m) With upvc double glazed window overlooking the side, radiator and power points.

**INNER HALLWAY:**

With built in cupboard.

**FROM THE KITCHEN:**

**BATHROOM:**

9' 10" x 5' 10" (3.01m x 1.78 m) With panelled bath with shower over and privacy screen, pedestal wash hand basin and low flush w.c, tiled walls, radiator, built in airing cupboard also housing the wall mounted boiler which supplies the domestic hot water and radiators and upvc double glazed frosted window.

**OUTSIDE:**

Enclosed garden to the rear, paved for ease of maintenance. The garden is bounded by some brick walling and timber fencing.

**DIRECTIONS:**

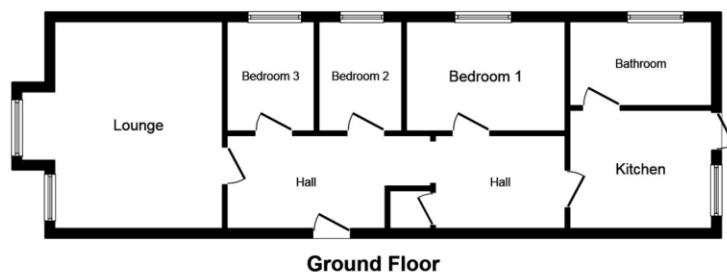
From the Rhyl Office proceed over the Grange Road bridge onto Grange Road and turn left onto Marsh Road. Just opposite Home Bargains turn left into Fforddlas and the property can be seen on the right hand side opposite Victoria Road.

**SERVICES:**

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

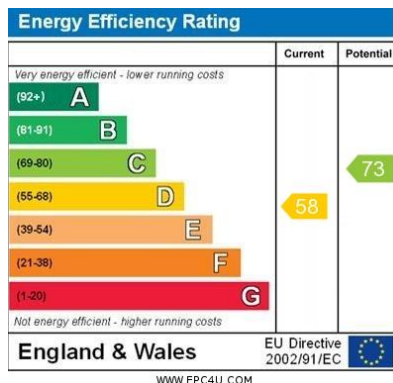
**LEASEHOLD:**

On a 999 year lease started 01/01/2004.



Total floor area 62.0 sq. m. (667 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



**COUNCIL TAX BAND**

Tax band: A

**TENURE**

Leasehold

**LOCAL AUTHORITY**

Denbighshire County Council

**DATE**

24/05/2021

**Contact Details**

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