



7a Ffordd Derwen | Rhyl | Denbighshire | LL18 2LT

This three bedroom detached home is situated within close proximity to Rhyl's retail park with a Sainsburys store. Schools for all ages are close by and the A55 expressway is easily accessible for commuting to Chester, North Wales and beyond.

Offers Over £180,000

- Three bedrooms
- Double glazing & central heating
- Off street parking
- Garage
- Gardens

The property would benefit from rewarding modernisation improvements however it benefits from uPVC double glazing and gas central heating. Having off road parking with garage it would make an ideal family home.

UPVC DOUBLE GLAZED DOOR: into:

PORCH:

5' 6" x 3' 6" (1.68m x 1.09m) Being uPVC constructed with uPVC double glazed windows to front and side and laminate floor. UPVC double glazed frosted door into:

RECEPTION HALL:

15' 7" x 6' 6" over stairs (4.77m x 2.00m) With radiator, power points and under stairs cupboard housing the electric consumer unit and meter.

LOUNGE:

13' 2" x 10' 11" min (4.03m x 3.34m) With radiator, power points, T.V aerial point, wall mounted gas fire (not tested) with back boiler, triple uPVC double glazed windows overlooking the side and front.

KITCHEN:

9' 10" x 7' 10" (3.02m x 2.41m) Having worktop surfaces with base cupboards beneath, single drainer stainless steel sink, free standing electric oven, space for fridge freezer, part tiled walls, power points, further tall standing cupboard, uPVC double glazed window looking into the lean-to and uPVC double glazed door giving access into lean-to with automatic washing machine, timber glazed windows and door to rear garden. Open access into:

DINING ROOM:

10' 4" x 7' 10" min (3.17m x 2.40m) With power points, radiator and dual aspect uPVC double glazed windows overlooking the side and rear.

STAIRS:

From the reception hall with turned staircase leading to:

FIRST FLOOR ACCOMMODATION AND LANDING:

With uPVC double glazed frosted window to side and access to roof space.

BEDROOM ONE:

13' 3" x 10' 11" (4.04m x 3.34m) With power points, radiator, dual aspect uPVC double glazed windows overlooking the side and front.

BEDROOM TWO:

10' 4" x 9' 8" (3.17m x 2.96m) With power points, radiator and dual aspect uPVC double glazed windows overlooking the side and rear.

BEDROOM THREE:

7' 6" x 6' 7" (2.31m x 2.01m) With power points, radiator and uPVC double glazed window overlooking the front.

WET ROOM:

7' 10" x 4' 8" (2.41m x 1.43m) With electric shower, pedestal wash hand basin, extractor fan, wall heater, fully tiled walls, built-in cupboards housing the copper lagged cylinder, towel rail incorporating radiator and uPVC double glazed frosted window.

SEPARATE TOILET:

4' 9" x 2' 9" (1.47m x 0.86m) Having low flush W.C, part tiled walls and uPVC double glazed frosted window.

OUTSIDE:

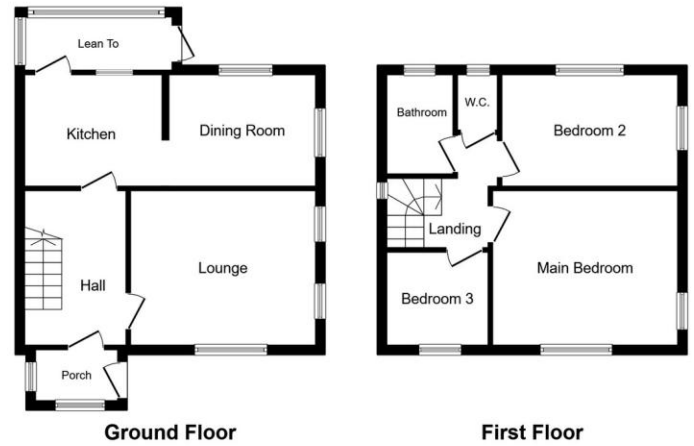
Double wrought iron gates lead onto driveway providing off street parking leading to a detached garage with double timber doors. The front garden is mainly laid to golden gravel for ease of maintenance and is bounded by some brick walling and some block walling. To the side of the property is the gas meter. The rear garden is accessed via either side of the property and in need of some cultivation having sectioned allotment area and Greenhouse, being bounded by some concrete post and timber fencing.

SERVICES

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

DIRECTIONS:

Proceed away from the Rhyl office over the Vale Road bridge onto Vale Road continue onto Rhuddlan Road turning right at the roundabout into Ffordd Derwen and the property can be seen on the right hand side by way of a For Sale board.



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		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

COUNCIL TAX BAND

Tax band: D

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE

25/05/2021,
Amended 8/7/21

Contact Details

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