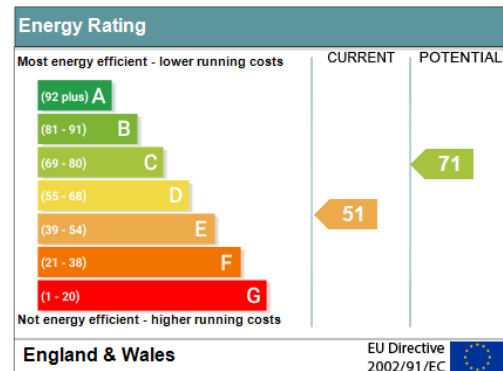


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Address: 10 MERTON PLACE, RHYL, LL18 2PA
RRN: 4239-2526-6000-0820-7272



COUNCIL TAX BAND
Tax band C

TENURE
Freehold

LOCAL AUTHORITY
Denbighshire County Council

DATE:
24th June 2021
Revised 14/07/2021
Revised 19/07/21

OFFICE
19 Clwyd Street
Rhyl
Denbighshire
LL18 3LA

T: 01745 334411
E: rhyl@peterlarge.com
W: www.peterlarge.com



10 Merton Place, Rhyl, Denbighshire, LL18 2PA

£179,950

- Detached Bungalow
- Enclosed garden
- Off road parking
- Two upstairs 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 one bedroom detached dormer bungalow with two dormer rooms and w.c facility resides within a quiet cul-de-sac location of South Rhyl, close to the Clwyd retail park and Rhyl's main town centre with its shops and public services. The A55 expressway is easily accessible for commuting to Chester, Llandudno and beyond. The property itself offers two reception rooms. Standing in well maintained sunny and secluded garden to the rear with Summerhouse and shed with off street parking and garage.

UPVC DOUBLE GLAZED FROSTED DOOR:

With frosted panel to side into:

RECEPTION PORCH:

5' 7" x 5' 0" (1.72m x 1.54m) With tiled floor, cupboard housing the electric and gas meters and wall mounted 'Ideal' combination boiler supplying the domestic hot water and radiator.

LOUNGE:

14' 10" x 10' 4" (4.54m x 3.17m) Having laminate floor, coved ceiling, radiator, power points, T.V aerial point, feature fireplace with real flame effect gas fire insert on marble effect hearth, uPVC double glazed picture window overlooking the front. Archway into:

INNER HALLWAY:

11' 9" x 6' 9" (3.60m x 2.07m) having the continuation of the laminate floor with radiator, power points and uPVC double glazed window overlooking the side of the property.

KITCHEN:

12' 9" x 8' 7" max (3.89m x 2.63m) Having a range of units to include wall cupboards, worktop surface with drawer and base cupboards beneath, double drainer stainless steel sink with mixer tap over, space for electric oven with stainless steel extractor fan over, space and plumbing for automatic washing machine, space for under counter fridge, space for tall standing fridge/freezer, radiator, part tiled walls, built-in pantry providing ample storage with uPVC double glazed frosted window inside, vinyl floor, further built-in cupboards, uPVC double glazed window overlooking the side and uPVC double glazed frosted door leading onto the side of the property.

BATHROOM:

7' 10" x 5' 6" (2.40m x 1.70m) Having a three piece suite comprising medium flush W.C, panelled bath with mains shower over, pedestal wash hand basin, fully tiled walls, radiator and uPVC double glazed frosted window.

BEDROOM

10' 0" to wardrobes x 7' 10" (3.07m x 2.40m) Having fitted wardrobes with top box lockers with matching drawer and base cupboards to side, power points, tiled floor, radiator and uPVC double glazed window overlooking the rear.

DINING ROOM:

12' 9" x 8' 2" (3.91m x 2.49m) Accessed via the inner hallway having the continuation of the laminate floor with power points, radiator, uPVC

double glazed French doors leading onto the decking and rear garden.

SPIRAL OAK STAIRCASE:

From the dining room with turned spindles leading to:

DORMER ROOM 1

20' 9" max x 9' 1" (6.33m x 2.77m) With power points, ample eaves storage with inset spotlighting, some restricted head height, uPVC double glazed window overlooking the rear and double glazed Velux roof light.

W.C OFF:

7' 2" x 4' 0" (2.20m x 1.24m) With some restricted head height, laminate floor, W.C with concealed cistern, pedestal wash hand basin, part tiled walls, eaves storage, radiator incorporating towel rail, inset spotlighting and double glazed Velux roof light.

DORMER ROOM 2:

11' 5" x 9' 2" (3.49m x 2.80m) With restricted head height, power points, ample eaves storage, inset spotlighting and double glazed Velux window light.

OUTSIDE:

Decorative brick paved driveway providing ample off street parking leading to the detached garage with double timber doors. The front garden is mainly laid to slate chippings having pristine borders containing a variety of established plants

and shrubs and is bounded by timber fencing. The rear garden is mainly laid to lawn with a raised decking area for alfresco dining, timber constructed summerhouse, garden store, pristine borders containing a variety of established plants, shrubs and hedging and slated area. The rear garden enjoys a sunny and secluded position and is bounded by some timber fencing and concrete posts.

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 over the Vale Road bridge onto Vale Road, continue onto Rhuddlan Road turning right at Roger Jones into Cefndy Road, turning left onto Ffordd Derwen, follow the road down taking the left turning into Epworth Road, second left into Merton Place where the property can be found on the left hand side of the cul-de-sac by way of a For Sale board.

