



20 Ash Court | Rhyl | Denbighshire | LL18 4NZ

Offers Over : £140,000

A well maintained semi-detached two bedroom house set in a popular residential area of Rhyl. The town centre of Rhyl is close by with its shops and amenities and schools catering for all ages are well catered for. The property benefits by way of uPVC double glazing, gas central heating, detached garage, gardens and off road parking. Viewing is highly recommended.

- Semi-detached house
- Two bedrooms
- Gardens
- Detached garage
- Off road parking

This modern two bedroom semi-detached house could be described as 'ready to walk in to'. It benefits by way of gas central heating, double glazing, well maintained gardens to front and rear and a driveway leading to a detached garage. This property would suit a variety of buyers from a young family or someone looking for an investment, viewing is highly recommended.

THE PROPERTY BRIEFLY AFFORDS:

UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS INTO

ENTRANCE HALL

8' 11" x 6' 4" (2.72m x 1.95 (max)m) Having stairs leading to first floor accommodation with storage area beneath, cupboard containing the gas and electric meters and radiator.

LOUNGE

14' 10" x 11' 5" (4.53m x 3.48m) With uPVC double glazed sliding patio doors giving access to the rear garden, fireplace with timber surround and tiled back and hearth, power points, TV aerial point and double panelled radiator. Open access to kitchen.

KITCHEN

8' 3" x 8' 3" (2.53m x 2.53m) With uPVC double glazed window overlooking the front of the property, tiled floor, tiled splashbacks, full range of white high gloss units to include wall and base units with tiled worktop surface over, space for washing machine, space for fridge, space for cooker with extractor fan over, stainless steel sink top with mixer tap over, breakfast bar with tiled worktop surface, ample power points, 'Worcester' combination gas boiler supplying the domestic hot water and radiators.

STAIRS LEADING TO FIRST FLOOR ACCOMMODATION

With timber balustrade and spindles leading to

LANDING

6' 6" x 2' 6" (1.99m x 0.78m) Having access to roof space, power point and built-in storage cupboard.

BEDROOM ONE

11' 8" x 9' 11" (3.58m x 3.03m) With uPVC double glazed window overlooking the front of the property, double panelled radiator and power points.

BEDROOM TWO

10' 0" x 8' 1" (3.06m x 2.48m) With uPVC double glazed window overlooking the rear garden, power points, TV aerial point and single panelled radiator.

BATHROOM

5' 8" x 9' 0" (1.75m x 2.75m) With uPVC double glazed frosted window overlooking the rear, vinyl flooring, part tiled walls, single panelled radiator, three piece suite in white comprising of bath with shower over, pedestal wash hand basin with mixer tap over and low flush WC.

GARAGE

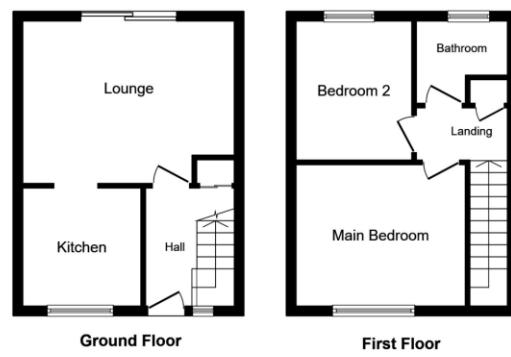
8' 2" x 16' 9" (2.50m x 5.13m) Having an up and over door to the front and timber half glazed personal door to the rear, power and light.

OUTSIDE

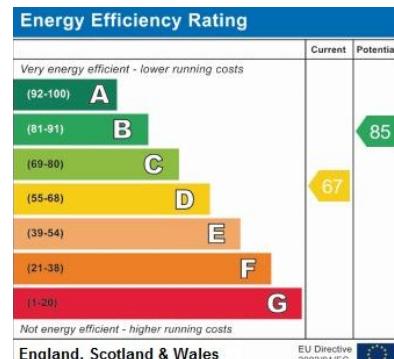
To the front a paved driveway with gravel centre leads to the detached garage, a further paved pathway leads to double timber gates which give access to the rear garden and further parking. The front garden is mainly laid to lawn with some mature shrubs and is bordered by low brick walling. The rear garden, accessed through patio doors from the lounge, has a large paved patio area leading to a further paved parking area and the detached garage, lawn area with raised flower beds containing a variety of mature trees and shrubs. The garden is bordered by timber fencing and brick walling to the rear.

SERVICES

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



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COUNCIL TAX BAND

Tax band: C

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE

03/07/2021

Contact Details

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CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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