



76 Rhuddlan Road | Rhyl | Denbighshire | LL18 2PS

Asking Price: £160,000

This three bedroom semi detached house has been extended to the rear and stands in good size gardens. Rhyl's High Street is within one mile with its shops and public services and Schools at all levels are within the locality. The property would benefit from modernisation and cosmetic improvements throughout.

- Three bedrooms
- Family occupation
- Extended to the rear.
- Off road parking
- Good size garden

Having surprisingly spacious accommodation suited to the family occupier and standing in good size gardens to front and rear with off street parking.

DOUBLE GLAZED ENTRANCE DOOR WITH ARCHED WINDOW LEADS INTO: PORCH

With tiled floor leading to timber glazed door into:

RECEPTION HALL

With wood block flooring and radiator.

LOUNGE

13' 2" x 12' 4" (4.02m x 3.78 (max)m) Having a continuation of the wood block flooring, original tiled fireplace with fitted gas fire, double glazed window overlooking the front of the property, power points and radiator.

LIVING ROOM

12' 4" x 10' 11" (3.78m x 3.33m) With a fitted gas fire, radiator, power points, decorative fireplace with fitted gas fire on a raised hearth with open shelving to side and open access into dining room.

DINING ROOM

13' 1" x 8' 7" (4.00m x 2.63m) With picture window overlooking the rear garden, power points, radiator, glazed window to side and glazed door giving access onto rear garden.

KITCHEN

9' 1" x 8' 8" (2.77m x 2.65m) Having a glazed window overlooking the rear garden, a range of wall and base cupboards with a complimentary worktop surface over, sink top with mixer tap over, wall mounted 'Glo Worm Ascot' boiler which supplies the domestic hot water, part tiled walls, walk-in pantry, power points, space and plumbing for automatic washing machine. A timber door gives access to the rear garden.

STAIRS FROM RECEPTION HALL LEADING TO FIRST FLOOR ACCOMMODATION

A turned staircase with quarter landing having double glazed window to side.

LANDING

With access to roof space.

BEDROOM ONE

13' 6" x 10' 11" (4.13m x 3.33m) With double glazed bay window overlooking the front of the property, radiator and power points.

BEDROOM TWO

12' 3" x 10' 11" (3.74m x 3.33m) Having a double glazed window overlooking the rear garden enjoying mountain views over the roof tops, radiator, built-in double wardrobe and power points.

BEDROOM THREE

8' 7" x 6' 10" (2.62m x 2.09m) With double glazed window overlooking the front, radiator and power points.

BATHROOM

8' 4" x 6' 2" (2.55m x 1.90m) Having a two piece suite comprising of panelled bath and pedestal wash hand basin, heated towel rail, further radiator, part tiled walls, double glazed window and built-in cupboard containing the water cylinder.

WC

5' 4" x 2' 1" (1.64m x 0.64m) With low flush WC and double glazed window.

OUTSIDE

To the front a driveway provides ample off street parking and leads to double timber gates which give access to the rear. The front garden has a lawn with borders containing a variety of shrubs and plants and is bounded by dwarf brick walling and some concrete panels. The rear garden, accessed from the kitchen and dining room, is in need of some attention but is a good size and enjoys a sunny and secluded position, garage ideal for storage and is bounded by brick walling and some block walling.

SERVICES

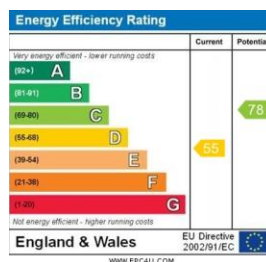
Mains gas and electric are believed connected or available to the property, a water meter is fitted. All services and appliances not tested by the Selling Agent.

DIRECTIONS

Proceed away from the Rhyl agency office over the Vale Road bridge onto Vale Road and continue onto Rhuddlan Road where the property can be found on the left hand side just opposite Pen Y Cefndy by way of a For Sale sign.



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. Use at your own discretion. © PropertyGlim



COUNCIL TAX BAND
Tax band: D

TENURE
Freehold

LOCAL AUTHORITY
Denbighshire County Council

DATE
21/07/2021

Contact Details

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