

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

COUNCIL TAX BAND

Tax band C

TENURE

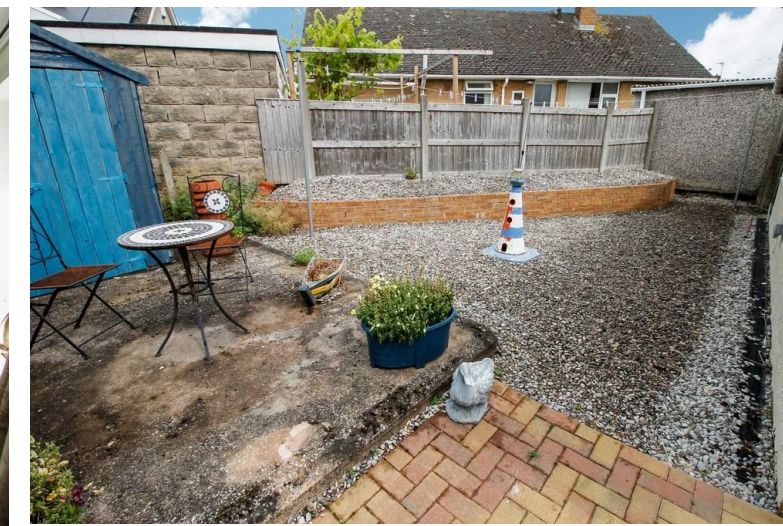
Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

28th July 2021



OFFICE
19 Clwyd Street
Rhyl
Denbighshire
LL18 3LA

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

3 Merton Place, Rhyl, Denbighshire, LL18 2PA

£174,950

- Two bedrooms
- Well presented throughout
- Low maintenance gardens
- Off road parking



Occupying a cul-de-sac position in this sought after location of South Rhyl is this well presented and much improved two bedroom detached bungalow. Standing in well stocked gardens to the front and rear it benefits by way of uPVC double glazing and gas central heating. It comprises:

UPVC DOUBLE GLAZED ENTRANCE DOOR:

With uPVC double glazed frosted window to side into:

ENTRANCE VESTIBULE:

With recently installed wall mounted 'Ideal independent' boiler which supplies the domestic hot water and radiators, meter cupboard, cloaks cupboard and tiled floor.

LOUNGE:

14' 10" x 10' 4" (4.54m x 3.16m) Having the continuation of the tiled floor, Adam style feature fireplace with marble effect back and hearth, two double panelled radiators, power points and uPVC double glazed picture window overlooking the front.

DINING ROOM/SECOND SITTING ROOM:

11' 10" x 8' 8" (3.61m x 2.65m) With radiator, power points, uPVC double glazed window overlooking the side.

KITCHEN:

12' 11" max x 8' 0" (3.94m x 2.44m) Having a comprehensive range of modern fitted units to include wall cupboards, worktop surface with drawer and base cupboards beneath, circular drainer sink with mixer tap over, space and plumbing for automatic washing machine, space for small standing fridge, space for gas cooker, part tiled walls, 2 built-in cupboards providing ample storage and one walk-in pantry with double glazed frosted window to side. Space for tall standing fridge/freezer with matching units to side and above, radiator, continuation of the tiled floor, uPVC double glazed window overlooking the side and uPVC double glazed door giving access onto the rear garden.

INNER HALLWAY:

With the continuation of the tiled floor.

BEDROOM ONE:

11' 7" x 8' 1" (3.54m x 2.48m) With radiator, power points and uPVC double glazed window overlooking the rear.

BEDROOM TWO:

11' 8" x 7' 10" (3.56m x 2.40m) With radiator, power points and uPVC double glazed window overlooking the rear.

BATHROOM:

7' 9" x 5' 4" (2.37m x 1.65m) Having a three piece suite comprising panelled bath with power shower over, wash hand basin, low flush W.C, tiled walls, tiled floor, access to roof space and uPVC double glazed frosted window.

OUTSIDE:

Brick paved driveway provides off street parking. The garden to the front is gravelled for the ease of maintenance. Single timber gate gives access onto a further brick paved area. The rear garden is gravelled for ease of maintenance with a timber constructed store and is bounded by timber fencing.

DIRECTIONS:

Proceed from the Rhyl office over the Vale Road bridge onto Vale Road continue onto Rhuddlan Road, past the welsh school taking the first right, then right again onto Epworth Road turning right into Merton Place where the property can be seen on the right hand side by way of a For Sale board.

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.

