



68 Wellington Road | Rhyl | Denbighshire | LL18 1LA

£115,000

Ideal investment opportunity. Five bedrooms, three storey, mid terraced house in need of full renovation with large garden. Close to the town of Rhyl with its shops and public services. This traditional style house would make an ideal family home. **SUITED TO CASH BUYERS**

- Mid terrace house
- Five bedrooms
- In need of refurbishment
- Ideal investment opportunity
- **CASH ONLY BUYERS**

OPEN STORM PORCH

With uPVC double glazed door and uPVC double glazed panel to side gives access to:

RECEPTION HALL

With radiator, stairs leading to first floor accommodation and under stairs storage cupboard.

LOUNGE

16' 3" x 12' 3" (4.96 (into bay)m x 3.75m) Having power points and a uPVC double glazed bay window overlooking the front of the property.

DINING ROOM/FORMER KITCHEN

15' 10" x 9' 8" (4.83m x 2.97m) With uPVC double glazed window overlooking the rear, radiator, power points and wall mounted gas boiler (NOT TESTED).

KITCHEN

8' 10" x 7' 2" (2.70m x 2.20m) With uPVC double glazed window looking out to the rear, uPVC double glazed door giving access to the rear and power points.

STAIRS LEADING TO FIRST FLOOR ACCOMMODATION

LANDING

With built-in storage cupboard.

BEDROOM ONE

16' 7" x 10' 8" (5.07 (into bay)m x 3.26m) Having a uPVC double glazed bay window overlooking the front of the property, radiator and power points.

BEDROOM TWO

15' 10" x 9' 8" (4.83m x 2.96m) With uPVC double glazed window overlooking the rear, radiator and power points.

BATHROOM

6' 4" x 5' 6" (1.94m x 1.69m) With panelled bath, pedestal wash hand basin and uPVC double glazed frosted window overlooking the rear.

WC

5' 1" x 2' 10" (1.56m x 0.87m) With medium flush WC and frosted uPVC double glazed window.

BEDROOM THREE

7' 8" x 7' 10" (2.35m x 2.39m) With uPVC double glazed window overlooking the front, radiator and power points.

STAIRS LEADING TO SECOND FLOOR ACCOMMODATION

Lead onto landing.

BEDROOM FOUR

11' 3" x 8' 6" (3.44m x 2.60m) With uPVC double glazed window overlooking the rear, radiator and power points.

BEDROOM FIVE

9' 7" x 9' 8" (2.94m x 2.96m) With uPVC double glazed window overlooking the front, radiator and power points.

STOREROOM

8' 10" x 6' 5" (2.70m x 1.98m) With power points.

OUTSIDE

To the front a small concreted area provides a bin storage area and is bordered by brick walling. To the rear there is a courtyard bordered by tall block walling with a timber gate giving access to the rear.

DIRECTIONS

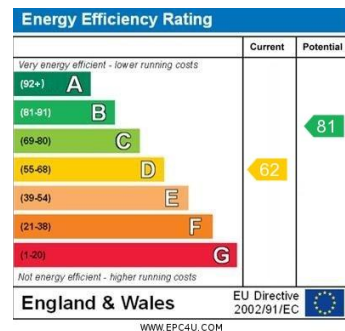
Proceed away from the Rhyl agency office in the direction of Kinnel Bay and just outside of the town centre opposite Kings Avenue the property can be found on the right hand side by way of a For Sale board.

SERVICES

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



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



COUNCIL TAX BAND

Tax band: C

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE

08/11/2021

Contact Details

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

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