

OUTSIDE

To the front two sets of double wrought iron gates give access onto the front, the first give access to the double garage with electric remote controlled up and over door and the second access to parking for a further car. The garden to the front is laid to sandstone decorative paving with raised borders containing a variety of mature trees and shrubs, a decorative wrought iron gate gives access to the front door with further wrought iron gates giving access onto the rear garden. The rear garden has an area to hard standing area with greenhouse and timber constructed store, personal door into **DOUBLE GARAGE** with power, light and water and built in storage cupboards. Timber balustrade giving access onto a lawn area with borders containing a variety of plants and shrubs, a raised pond with koi carp, timber bridge over ornamental stream leading to a further pond area and lawn area with borders containing plants, shrubs and fruit trees. Framed unit with swings and activity equipment. From the kitchen there is a brick paved patio with pergola over providing a seating area and patio area from the Annex. The garden is bordered by brick walling and some timber fencing and enjoys a sunny and secluded position.

AGENTS NOTES:

For the benefit of the security conscious there is an alarm fitted.

DIRECTIONS:

Proceed away from the Rhyl Agency Office turning right onto Russell Road take the 8th turning on the right onto Bryntirion Drive and continue on to St Georges Crescent where the property can be seen on the left hand side by way of a For Sale board.

SERVICES:

Mains gas, electric, water and a Smart Meter 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	63	76
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

12th February 2022

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

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16 St Georges Crescent, Rhyl, Denbighshire, LL18 3NN

Asking price: £450,000

- Five bedrooms
- Self Contained Annex
- Many original features
- Double Garage



Standing in this convenient and sought after location is this fine example of a large five bedroom family home with the addition of a one bedroom self-contained annex. Still retaining many original features, internally it offers four receptions rooms and study, kitchen with breakfast area and conservatory. It is within a short distance of Rhyl’s town centre with its shops and public services and within walking distance of the promenade with its recreational facilities. Having ample off street parking with two driveways and double garage, it benefits by way of uPVC double glazing and gas central heating. The property briefly comprises:

UPVC DOUBLE GLAZED DOOR GIVES ACCESS INTO: ENTRANCE VESTIBULE
With uPVC double glazed door with glazed panels to side, original quarry tiled floor and timber door with stained glass feature panel gives access into:

RECEPTION HALL:
20' 9" x 6' 11" (6.34m x 2.12m) With wood block flooring, coved ceiling, picture rail, power points, radiator, walk-in cloakroom providing ample hanging space and a small vestibule off with further cloakroom.

CLOAKROOM:
6' 5" x 2' 9" (1.98m x 0.84m) With low flush WC, radiator incorporating towel rail and part tiled walls.

SITTING ROOM:
15' 0" x 14' 3" (4.58m x 4.35m) Having a stone feature fireplace with fitted multi fuel burner, coved ceiling, picture rail, power points, TV aerial point, double panelled radiator and feature archway opening into:

CONSERVATORY:
10' 11" x 6' 4" (3.34m x 1.95m) UPVC constructed with door giving access onto the rear garden.

KITCHEN/BREAKFAST ROOM:
17' 2" x 12' 11" (5.24m x 3.94m) Having a comprehensive range of cream fitted units to include wall and base cupboards with worktop surface over, sink with mixer tap over and waste disposal with base cupboard beneath, integrated dishwasher, tall standing unit to side providing ample storage, further wall cupboards with glazed display

unit, worktop surface with drawer and base cupboard beneath, ‘Rangemaster’ double electric oven with gas hob and extractor hood over, tiled floor, radiator, built-in cupboard providing ample storage, tiled floor, uPVC double glazed window overlooking the side and uPVC double glazed door giving access onto the rear garden.

UTILITY ROOM:
15' 6" x 6' 4" (4.73m x 1.95m) With a continuation of the tiled floor, worktop surface with base cupboard beneath, tall standing units to side, further sink top with mixer tap over and base cupboard beneath, space for tall standing fridge/freezer, space and plumbing for automatic washing machine, uPVC double glazed window overlooking the rear garden and uPVC double glazed door giving access onto the rear.

DINING ROOM:
15' 0" x 12' 8" (4.58m x 3.88m) Having a uPVC double glazed window with stained glass feature panels, coved ceiling, picture rail, feature timber ornate fireplace with electric fire, laminate flooring, double panelled radiator and power points.

SECOND SITTING ROOM
17' 1" x 12' 10" (5.23m x 3.93m) Having an original brick fireplace with fitted gas fire, coved ceiling, picture rail, double panelled radiator, uPVC double glazed bay window overlooking the front of property with stained glass feature panels, laminate flooring and power points.

OFFICE/STUDY:
12' 6" x 6' 10" (3.82m x 2.09m) With uPVC double glazed window overlooking the side, laminate flooring, power points, built in desk with floor cupboards and glazed wall cupboards and wall mounted gas boiler which supplies the domestic hot water and radiators.

ANNEX: HALLWAY
With laminate flooring.

LOUNGE/KITCHEN:
13' 10" x 16' 1" (4.24m x 4.92m) With brick built feature fireplace with timber over mantle, coved ceiling, radiator and uPVC double glazed door with panel to side giving access onto the rear Kitchen area breakfast bar, range of modern fitted units to include wall cupboards, worktop surface with drawer and base units below, one and a quarter bowl sink with mixer tap over, part tiled walls, power points, halogen electric hob with electric oven beneath, space for tall standing fridge/freezer, coved ceiling, laminate floor and upvc double glazed patio doors gives access to the garden.

BEDROOM
10' 11" x 9' 10" (3.35m x 3.01m) With laminate floor, hardwood double glazed window overlooking the front, radiator and power points.

BATHROOM:
7' 5" x 6' 3" (2.28m x 1.91m) Having a panelled bath with electric shower over and privacy curtain, pedestal wash hand basin, low flush WC, part tiled walls, tiled floor, radiator, hardwood double glazed frosted window and built-in cupboard with linen shelving,

STAIRS LEADING TO FRST FLOOR ACCOMMODATION
With timber balustrade with turned spindles leads onto quarter landing with glazed window overlooking the side. Further stairs onto **LANDING:** With laminate floor and radiator.

BEDROOM ONE
17' 1" x 12' 5" (5.21m x 3.79m) Having a uPVC double glazed window with stained glass feature panel overlooking the front, double panelled radiator, power points, further uPVC window overlooking the side and original built-in storage cupboard providing ample storage.

BEDROOM TWO
14' 4" x 12' 10" (4.37m x 3.93m) With uPVC double glazed bay window with stained glass feature panel overlooking the front of the property, double panelled radiator, further uPVC double glazed window overlooking the side, power points and laminate floor.



BEDROOM THREE
17' 0" x 12' 8" (5.20m x 3.88m) Having dual aspect uPVC double glazed windows overlooking the side, built-in wardrobes with mirrored sliding doors, power points, radiator and access to:

ENSUITE
5' 7" x 5' 9" (1.72m x 1.77m) With a built-in shower cubicle with electric shower over, pedestal wash hand basin, low flush WC, part tiled walls, tiled floor and uPVC double glazed frosted window.

BEDROOM FOUR
12' 5" x 13' 5" (3.80m x 4.09m) With uPVC double glazed window overlooking the rear garden, two built-in original double wardrobes providing ample hanging space, power points, radiator and access to:

ENSUITE
7' 9" x 3' 11" (2.38m x 1.20m) With panelled bath, wash hand basin in vanity unit, low flush WC, part tiled walls and uPVC double glazed frosted window.

BEDROOM FIVE
6' 6" x 6' 5" (2.00m x 1.97m) With uPVC double glazed window overlooking the front, wash hand basin in vanity unit, radiator and power points.

BATHROOM
13' 3" x 6' 7" (4.05m x 2.02m) Having a uPVC double glazed frosted window, large double shower enclosure with power shower over, panelled bath, wash hand basin in vanity unit, vertical radiator incorporating towel rail, tiled walls, tiled floor and further radiator.

STAIRS FROM LANDING LEAD UP TO: ATTIC ROOM
28' 8" x 11' 0" (8.75m x 3.37(max)m) An "L" shaped room with tongue and groove clad ceiling and walls, two Velux windows and further eaves storage space providing ample storage.

