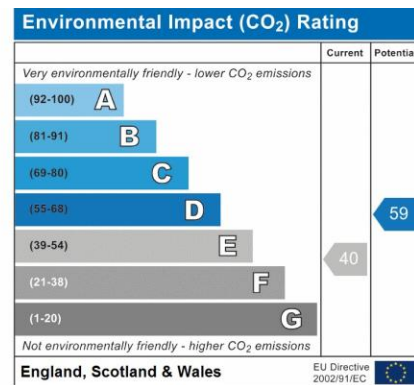
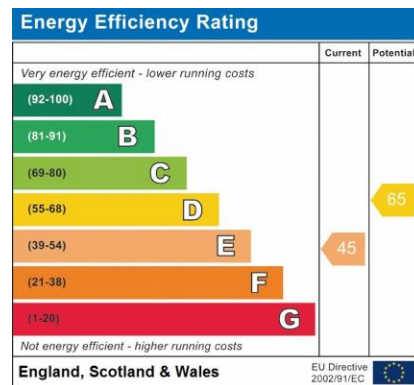


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

13th July 2016



OFFICE
19 Clwyd Street
Rhyl
Denbighshire
LL18 3LA

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

43 Pendyffryn Road, Rhyl, Denbighshire, LL18 4RY

£269,950

- Home of Character
- Three reception rooms
- Four bedroom semi detached
- Large gardens



This four bedroom semi detached Family home of character is situated in a popular and convenient location within easy access to Rhyl's town centre and the A55 Expressway is easily accessible for commuting to Chester, Llandudno and beyond. This beautifully presented property benefits from three reception rooms, ground floor shower room, four good size bedrooms and family bathroom. Having an attractive, extensive rear garden enjoying a sunny and secluded position and making a stunning outside space. Internally it offers spacious accommodation suited to family occupation and it comprises:

UPVC DOUBLE GLAZED FRENCH DOORS:

Gives access into:

ENTRANCE PORCH:

With uPVC double glazed window and timber door giving access into:

RECEPTION HALL:

With oak floor, power points, radiator, built-in under stairs store cupboards providing ample storage.

LOUNGE:

15' 11" x 12' 9" (4.86m x 3.91m) With decorative fireplace (not in use), radiator, power points, coved ceiling and uPVC double glazed window overlooking the front.

DINING ROOM:

14' 7" x 11' 9" (4.45m x 3.60m) With decorative fireplace, coved ceiling, radiator, power points and uPVC double glazed box bay window overlooking the front.

FAMILY ROOM:

18' 5" x 11' 6" (5.62m x 3.53m) With original built-in china cupboards, oak floor, radiator, power points, inset spotlights and uPVC double glazed French doors gives access onto the extensive rear garden.

KITCHEN/DINING AREA:

18' 4" x 10' 0" (5.59m x 3.05m) Having a comprehensive range of fitted units to include wall cupboards, worktop surface, drawer and base cupboards beneath, floor to ceiling matching units providing ample storage, further worktop with drawer and base cupboards beneath, stainless steel sink top with mixer tap over, plumbing for automatic washing machine, space for dryer, double Hotpoint oven, gas hob with extractor fan over, inset spotlighting, radiator, tiled floor, space for fridge/freezer, uPVC double glazed window overlooking the rear and uPVC double glazed French doors gives access onto the rear garden.

GROUND FLOOR SHOWER ROOM:

6' 7" x 6' 1" (2.02m x 1.87m) Having a low flush W.C, pedestal wash hand basin, built-in shower cubicle with electric shower over, built-in airing cupboard providing ample storage, tiled walls, tiled floor, inset spotlighting, radiator and uPVC double glazed frosted window.

STAIRS:

From the reception hall with timber balustrade and turned spindles lead onto:

FIRST FLOOR ACCOMMODATION AND LANDING:

With two uPVC double glazed windows overlooking the front and rear.

BEDROOM ONE:

11' 7" x 11' 6" (3.54m x 3.51m) With radiator, power points, double and single original built-in wardrobes, coved ceiling and uPVC double glazed window overlooking the front.

BEDROOM TWO:

12' 2" x 10' 7" (3.73m x 3.24m) With two built-in double wardrobes, radiator, power points, coved ceiling, uPVC double glazed window overlooking the front.

BEDROOM THREE:

11' 7" x 10' 0" (3.55m x 3.05m) With built-in double wardrobes, power point, radiator, inset spotlighting, and uPVC double glazed window overlooking the rear.

BEDROOM FOUR:

9' 8" x 7' 5" (2.96m x 2.28m) With built-in double wardrobes, power points, radiator and uPVC double glazed window overlooking the rear.

BATHROOM:

12' 10" x 5' 4" (3.92m x 1.65m) Having a three piece suite comprising panelled bath, pedestal wash hand basin, low flush W.C, radiator, inset spotlighting, part tiled walls and uPVC double glazed frosted window.

OUTSIDE:

The front garden is of hard standing for ease of maintenance which provides ample off street parking for several vehicles, the driveway continues to the rear of the property through wrought iron gates to a detached single Garage with timber doors. The garden to the rear is large and has a brick paved patio area, personal door into garage, brick built outbuilding, large lawn area with tree house and a variety of established plants, trees and shrubs. The garden enjoys a sunny and secluded position it is bounded by some timber fencing, block walling and red brick walling.

DIRECTIONS:

Proceed away from the Rhyl Office over the Vale Road Bridge onto Vale Road continue onto Rhuddlan Road, just after the Shell Garage turn second left onto Pendyffryn Road were 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. All services and appliances not tested by the Selling Agent.

