NO CHAIN. An opportunity has arisen to purchase a newly refurbished one bedroom apartment close to the seafront in Rhyl. Rhyl's town centre is within easy walking distance with its shops and public amenities and the beach and promenade are just across the road. This property would make an ideal holiday or retirement home.

- One bedroom apartment
- Recently refurbished
- Gas central heating
- Seafront location
- Ideal holiday home

£60,000 LEASEHOLD

46-47 West Parade | Rhyl | Denbighshire | LL18 1HH
The property can be described as 'ready to walk into' and briefly affords lounge, kitchen, double bedroom and bathroom. This property would make an ideal holiday or retirement home and viewing is highly recommended.

UPVC DOUBLE GLAZED ENTRANCE DOOR LEADING INTO:
With intercom bell.

COMMUNAL HALLWAY
A well kept communal area with post boxes which leads down to Flat 6.

TIMBER DOOR LEADS INTO APARTMENT 6
With small inner hallway and staircase with timber balustrade leading to the lounge area.

LOUNGE
14' 6" x 21' 9" (4.42 (max)m x 6.65 (max)m) With triple aspect uPVC double glazed windows overlooking the rear and side of the property, two double panelled radiators, power points, TV aerial point, lighting, built-in storage cupboard and open access into kitchen area.

KITCHEN
9’10” x 5’8” (3.00m x 1.75m) A galley style kitchen with a uPVC double glazed widow overlooking the side of the property having a range of high gloss cream units comprising of wall cupboards and base cupboards with a complimentary worktop surface over, stainless steel sink top with mixer tap over, built-in 'Flavel' gas hob with electric oven beneath, stainless steel extractor fan over and stainless steel splash back, part tiled walls, tiled floor, Gas combination boiler which provides the domestic hot water and radiators, ample power points, space and plumbing for washing machine, space for tumble dryer, and space for fridge freezer.

BEDROOM
9’10" x 9’4” (3.01m x 2.86m) Having a uPVC double glazed window overlooking the side of the property, double panelled radiator, power points and TV aerial point.

BATHROOM
6’1” x 5’8” (1.87m x 1.75m) With uPVC double glazed frosted window overlooking the side, fully tiled walls, tiled floor, double panelled radiator, ceiling extractor fan, three piece suite in white comprising of low flush WC, pedestal wash hand basin, panelled bath with power shower over and privacy screen.

DIRECTIONS
Proceed away from the Rhyl agency office up to the promenade and turn left, the property can be found on the left on the corner with Abbey Street and West Parade.

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