



Ground Floor

First Floor

Second Floor

Total floor area 168.0 sq. m. (1,808 sq. ft.) approx

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		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(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 - tbc

TENURE

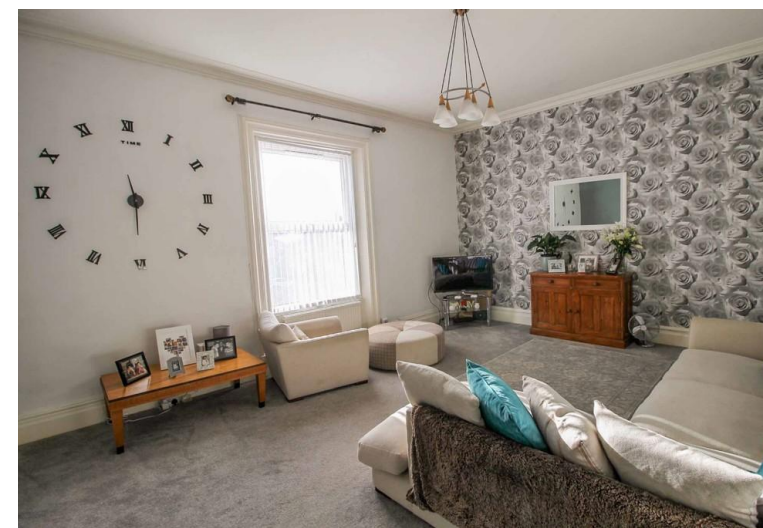
Leasehold (Details to follow)

LOCAL AUTHORITY

Denbighshire County Council

DATE:

26th January 2021



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89 Russell Road, Rhyl, Denbighshire, LL18 3DS

Asking price: £225,000

- Four bedrooms
- Large apartment
- Two bathrooms
- Gas central heating

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



This four bedroom duplex apartment occupies a popular and convenient location. It offers spacious accommodation suited to the family buyer and stands in a convenient location along Russell Road Close to Rhyl's Town centre with its shops and public services and within walking distance of the promenade with its recreational facilities. Having period features within it offers two reception rooms, two bathrooms and kitchen with dining area. It benefits by way of gas central heating and upvc double glazing. Off street parking for two vehicles and to the front outside space for alfresco entertaining. Viewing is recommended to appreciate its size. It comprises:-

OPEN STORM PORCH:

With original timber glazed door giving access into:

GROUND FLOOR VESTIBULE:

18' 11" x 8' 10" (5.77m x 2.71m) Having laminate floor, radiator and under stairs storage also housing the boiler which supplies the domestic hot water and radiators..

STAIRS:

With timber balustrade and turned spindles leading onto:

FIRST FLOOR ACCOMMODATION:

RECEPTION HALL:

9' 0" max x 8' 2" (2.76m x 2.49m) With radiator, power points, built-in floor to ceiling cupboard providing ample storage.

LOUNGE:

18' 9" x 15' 7" (5.73m x 4.77m) With coved ceiling, power point, T.V aerial point, double panelled radiator and uPVC double glazed window overlooking the front.

DINING ROOM / SECOND SITTING ROOM:

16' 7" x 8' 10" (5.07m x 2.71m) With coved ceiling, radiator, power points, laminate floor and uPVC double glazed window overlooking the front.

KITCHEN WITH DINING AREA:

15' 3" x 13' 7" (4.67m x 4.16m) Having a comprehensive range of 'Cherry' coloured fitted units to include wall cupboards, worktop surface with drawer and base cupboards beneath, inset wine holder, space for range cooker with extractor fan over, power points, coved ceiling, part tiled walls, double panelled radiator, central island incorporating breakfast area, space for fridge and freezer and uPVC double glazed window overlooking the side.

BEDROOM FOUR:

10' 10" x 10' 5" (3.31m x 3.18m) With radiator, power points, coved ceiling, laminate floor, picture rail and uPVC double glazed window overlooking the rear.

SHOWER ROOM:

6' 1" x 5' 6" (1.87m x 1.68m) With circular sink with mixer tap over in vanity unit, walk-in shower with power shower over, low flush W.C and pvc walls. Also includes the utility area with plumbing for automatic washing machine and uPVC double glazed window overlooking the rear.

STAIRS:

To the second floor accommodation with landing having a cloaks area and Velux light.

INTERNAL HALLWAY:

With access to roof space and built-in linen cupboard.

MASTER BEDROOM:

16' 0" x 14' 8" (4.88m x 4.48m) Having built-in four door wardrobes with centre drawer unit, power points, radiator, access to roof space, inset spotlights and uPVC double glazed window overlooking the front.

BEDROOM TWO:

15' 10" x 13' 11" (4.84m x 4.26m) With double panel radiator, power points and uPVC double glazed window overlooking the side.

BEDROOM THREE:

10' 10" x 10' 5" (3.31m x 3.20m) With laminate floor, radiator, power points and uPVC double glazed window overlooking the rear.

BATHROOM:

10' 4" x 8' 2" (3.16m x 2.50m) Having an open ended bath with telephonic shower over, pedestal wash hand basin, low flush W.C, part tiled walls, laminate floor and two Velux lights.

OUTSIDE:

Driveway providing allocated off street parking for two vehicles. The apartment benefits by way of the front garden, having an area for alfresco entertaining mainly laid to decking with lawn surrounding and is bounded by timber fencing.

SERVICES:

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

DIRECTIONS:

Proceed away from the Rhyl office along Russell Road and the property can be found on the

