



5 Rhydwen Close | Rhyl | Denbighshire | LL18 2AY

Asking Price: £130,000

Situated in a popular residential location an extended four bedroom semi detached house. Having a ground floor bedroom with wet room it makes an ideal property suited for disabled purposes if required. The property stands adjacent to the football field with an open aspect to the rear. Schools are catered for in the area and shops along Marsh Road cater for most every day needs.

- Four bedrooms
- Suited for disabled purposes
- Open aspect to the rear
- Off road parking
- Ground floor bedroom

Having sizeable accommodation and benefitting from upvc double glazing, ground floor bedroom it is ideally suited to family occupation. Good size garden to the rear enjoying a sunny position and off road parking.

UPVC DOUBLE GLAZED ENTRANCE DOOR:

With uPVC double glazed panel to side into:

ENTRANCE VESTIBULE:

With laminate floor, radiator and dado rail.

LOUNGE:

15' 9" x 12' 6" (4.81m x 3.83m) With coved ceiling, double panelled radiator, laminate floor, power points and uPVC double glazed bay window overlooking the front

INNER HALLWAY: With radiator.

WET ROOM:

8' 9" x 6' 8" (2.69m x 2.05m) Having walk-in shower, low flush W.C, wash hand basin and part tiled walls.

GROUND FLOOR BEDROOM

12' 4" x 9' 9" (3.78m x 2.98m) With double panelled radiator, power points, uPVC double glazed window overlooking the rear and uPVC double glazed door giving access onto the rear with ramp.

KITCHEN:

8' 10" x 7' 5" (2.71m x 2.28m) From the reception hall having timber fitted units to include wall cupboards, worktop surface with drawer and base cupboards beneath, tall standing unit to side, stainless steel sink top with mixer tap over, plumbing for automatic washing machine, space for gas cooker, wall mounted gas boiler which supplies the domestic hot water and radiators, walk-in pantry with meters, uPVC double glazed window overlooking the rear and uPVC double glazed door giving access onto the rear.

STAIRS: From the reception hall leading to:

FIRST FLOOR ACCOMMODATION AND LANDING:

With access to roof space, built-in linen cupboard providing ample storage and uPVC double glazed window overlooking the side.

BEDROOM ONE:

14' 10" x 9' 6" (4.53m x 2.92m) With built-in wardrobe, double panelled radiator, power points and uPVC double glazed bay window overlooking the front.

BEDROOM TWO:

11' 1" x 8' 11" (3.39m x 2.74m) Having wall mounted gas heater, built-in wardrobe, power points and uPVC double glazed window overlooking the rear with views across the football field towards the mountains of Abergyle.

BEDROOM THREE:

9' 1" x 7' 11" (2.78m x 2.42m) With gas wall heater, power points and uPVC double glazed window overlooking the rear.

BATHROOM:

7' 6" x 5' 5" (2.30m x 1.67m) Having a three piece suite comprising corner bath with telephonic shower over, pedestal wash hand basin, low flush W.C, tiled walls, tiled floor and two uPVC double glazed frosted windows.

OUTSIDE:

Double wrought iron gates give access onto driveway which provides off street parking. The garden to the front has a small lawn area and is bounded by red brick walling. Wrought iron gate gives access to the rear.

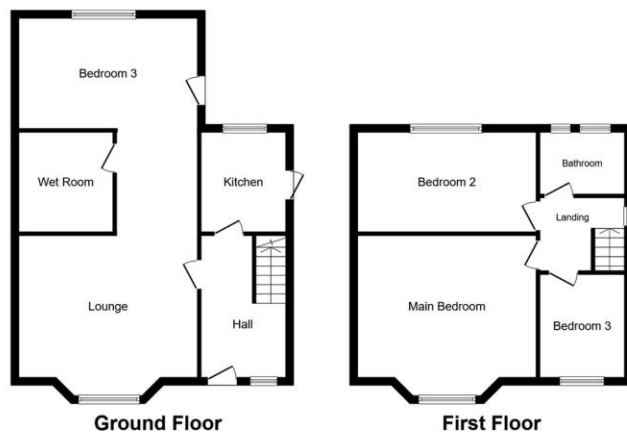
The rear garden has two brick built stores, mainly laid to lawn with ramp to the ground floor bedroom. The garden enjoys a sunny and secluded position and is bounded by timber fencing.

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:

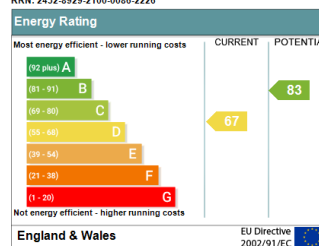
Proceed away from Rhyl Town centre over the Vale Road bridge onto Vale Road turning right onto Marsh Road, taking the sixth turning left onto Gwynfryn Avenue, then first right onto Rhydwen Drive then left into Rhydwen Close where the property can be seen on the right hand side by way of a For Sale board.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Address: 5 Rhydwen Close, RHYL, LL18 2AY
RRN: 2432-8929-2100-0086-2226



COUNCIL TAX BAND

Tax band: B

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE

10/01/2021

Contact Details

19 Clwyd Street, Rhyl, Denbighshire, LL18 3LA

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

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