



10 Larkmount Road | Rhyl | Denbighshire | LL18 4DG

This spacious one bedroom mid terraced house stands in a convenient location close to Schools and shops that cater for most everyday needs. Internally it benefits by way of gas central heating and double glazing and Study/bedroom Suitable for a variety of buyer. Viewings highly recommended

£125,000

- Spacious
- One bedroom with study /bedroom
- Close to Schools
- Mid Terrace
- Suitable for a variety of buyers

This traditional terraced house set in a popular residential area would suit a variety of buyers from a small family to the investment market. The town of Rhyl with its shops and public amenities are close by and the beach and promenade are within walking distance. The property briefly affords:

UPVC DOUBLE GLAZED PARK FROSTED DOOR LEADS INTO:

ENTRANCE HALL

With part tiled floor, power points, Open Reach aerial point, built-in cupboard housing the electric meter, single panelled radiator and Drayton thermostat.

LOUNGE/DINER

24' 4" x 14' 7" (7.43 (max)m x 4.45 (max)m) With a uPVC double glazed bay window overlooking the front of the property, power points, TV aerial point, single panelled radiator. Open access into dining area, with feature fireplace and surround, power points, uPVC double glazed window overlooking the rear, single panelled radiator and under stairs storage cupboard.

KITCHEN

7' 10" x 7' 10" (2.41m x 2.41m) Having a uPVC double glazed window overlooking the rear, uPVC double glazed door giving access to the rear garden, Ideal combination boiler supplying the domestic hot water and radiators, a range of wall and base units with a complimentary worktop surface over, stainless steel sink with mixer tap over, space for automatic washing machine, built-in Beko oven with induction hob over, power points, part tiled walls and extractor fan.

STAIRS LEADING TO FIRST FLOOR ACCOMMODATION

LANDING

With power point, access to loft space and uPVC double glazed window overlooking the rear.

BEDROOM ONE

16' 2" x 11' 0" (4.95m x 3.36m) With two uPVC double glazed window overlooking the front, power points, TV aerial point and double panelled radiator.

STUDY / BEDROOM

8' 2" x 7' 10" (2.51m x 2.41m) Having a glass brick wall looking into the hallway providing some natural light, power points, single panelled radiator.

BATHROOM

8' 2" x 7' 10" (2.51m x 2.41m) With a uPVC double glazed window overlooking the rear, three piece suite in white comprising of low flush WC, pedestal wash hand basin and

panelled bath with electric Bristan shower over, single panelled radiator, part tiled walls, laminate flooring and extractor fan.

OUTSIDE

To the front a timber gate gives access into the front garden with lawn to one side, the garden is bordered by low brick walling. To the rear is an enclosed courtyard area, bounded by block walling with double timber gates to allow vehicle access to the rear of the property, brick built storage shed.

DIRECTIONS

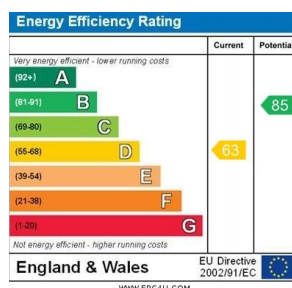
Proceed away from the Rhyl agency office, over the Grange Road bridge onto Grange Road, take a left turn after Rhyl High School onto Pendyffryn Road and follow the road round onto Larkmount Road where the property can be found on the left hand side by way of a For Sale sign.

SERVICES

Mains gas, electric and water 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. Unauthorised reproduction prohibited. © Proplan@2018



COUNCIL TAX BAND
Tax band: B

TENURE
Freehold

LOCAL AUTHORITY
Denbighshire County Council

DATE
24/03/2022

Contact Details

19 Clwyd Street, Rhyl, Denbighshire, LL18 3LA

www.peterlarge.com

01745 334411

rhyl@peterlarge.com

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.