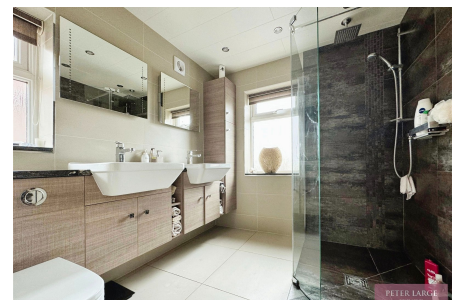


## 4 Patagonia Ave, Rhyl, Denbighshire LL18 4RT

£270,000

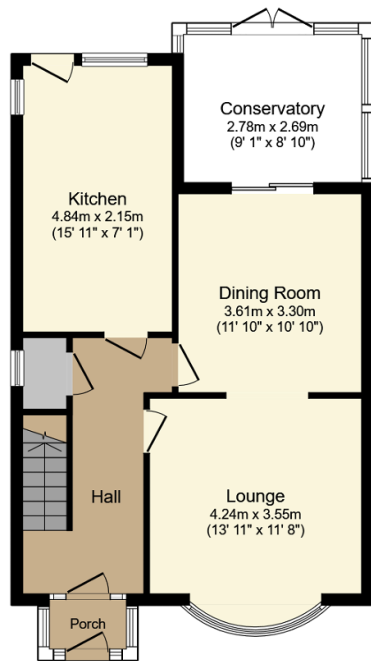
3 1 2



This well maintained three bedroom detached house is set in a popular residential area of South Rhyl. The property benefits by way of uPVC double glazing, gas central heating, lounge, dining room, conservatory, three bedrooms, modern shower room and large landscaped gardens. The property would suit family occupation and could be described as 'ready to walk into'. The town of Rhyl with its shops and public amenities is a short distance away and schools catering for all age groups are within walking distance. With ample off road parking, detached garage and summer house viewing is highly recommended to appreciate this lovely home.

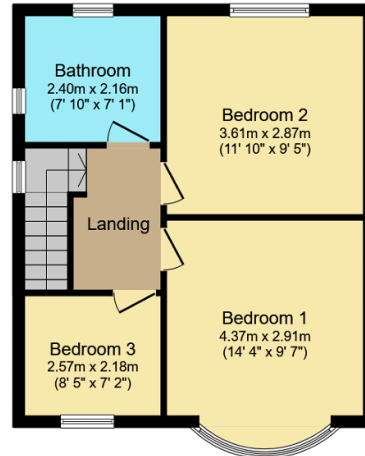
## Key Features

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- MODERN SHOWER ROOM
- FREEHOLD
- EPC - E
- THREE BEDROOMS
- CONSERVATORY
- LARGE LANDSCAPED GARDENS
- COUNCIL TAX BAND - D
- Instructed - 15/04/2024



**Ground Floor**

Floor area 63.3 m<sup>2</sup> (681 sq.ft.)



**First Floor**

Floor area 45.8 m<sup>2</sup> (493 sq.ft.)

**TOTAL: 109.0 m<sup>2</sup> (1,174 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)