

Plot 71, 7 Ffordd Lloyd, Rhyl, Denbighshire LL18 4FQ

£234,995

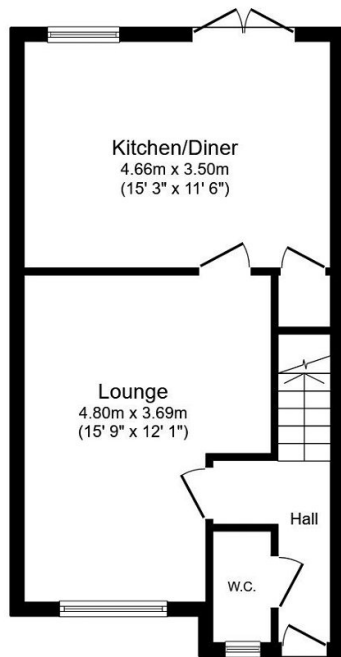
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An opportunity to purchase a new build semi-detached property on the popular Aberkinsey Estate close to the town of Rhyl with its shops and public amenities. The property is currently being used as the site office but will be finished to the same high standard as the neighbouring house with off road parking for two vehicles. The property benefits by way of gas central heating, uPVC double glazing, three bedrooms, lounge, large kitchen/diner, three bedrooms, master ensuite, and family bathroom. With gardens front and rear viewing is highly recommended. PLEASE NOTE: The photos used in this listing are from the Anwyl show home. The expected date of the completed amendments/finishing works is by Mid-July.

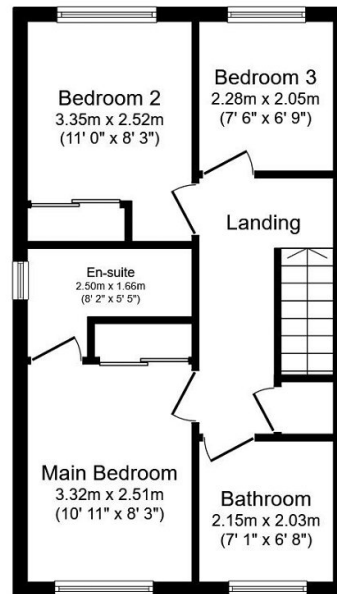
Key Features

- NEW BUILD PROPERTY
- THREE BEDROOMS
- MASTER ENSUITE
- OFF ROAD PARKING
- COUNCIL TAX BAND - TBC
- SEMI DETACHED HOUSE
- LARGE KITCHEN/DINER
- GARDENS FRONT AND REAR
- FREEHOLD
- EPC - TBC / P/R 17/07/2024



Ground Floor

Floor area 40.9 m² (440 sq.ft.)



First Floor

Floor area 39.7 m² (428 sq.ft.)

TOTAL: 80.6 m² (867 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