1 West Kinmel Street, Rhyl, LL18 1DA

Guide Price £70,000

🍋 4 🚰 2 🚘 2



PETER LARGE

ESTATE AGENTS ------

For sale via Modern Method of Auction. Presenting a unique opportunity for those with an eye for improvement is this semi detached house which would benefit from refurbishment and promises to be a rewarding project for the right buyer. This property is a sizeable four-bedroom house over three floors, with ample space for a growing family or for those who appreciate extra room. The existing floor plan reveals two reception rooms, kitchen, shower room, separate toilet, master bedroom with dressing room and garden to rear. The house's location further enhances its appeal, being within walking distance of all amenities and public transport links, ensuring easy commutes. The property benefits from solar panels.

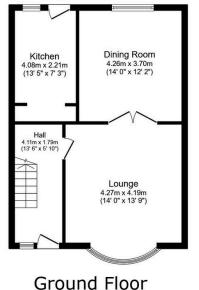
For Sale by Modern Auction

- · Subject to Reserve Price
- The Modern Method of Auction
- Four bedrooms
- · Freehold / EPC D / Council tax C

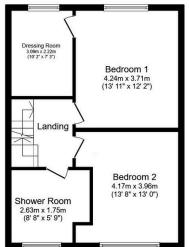
• T & C's apply

PETER LARGE

- · Buyers fees apply
- Three storey property
- · In need of full refurbishment
- Date 04/02/2025 / REVISED 04/04/2025 Probate sale

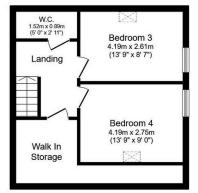


Floor area 51.4 m² (553 sq.ft.)





Floor area 50.3 m² (541 sq.ft.)



Second Floor Floor area 29.6 m² (319 sq.ft.)

TOTAL: 131.4 m² (1,414 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

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

These particulars, whilst believed to be accurate, are set out to for guidance only and do not constidute 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 theur 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 regulations 2008 and are governed by the business from misleading marketing regulations 2008.