

56 Ffordd Aberkinsey, Rhyl, LL18 4FB

Offers In Region Of £280,000

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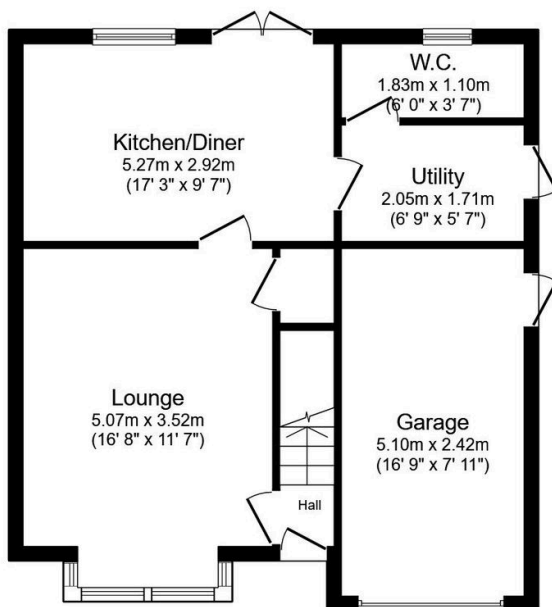


Presented to the market is this beautifully appointed detached house offering a superb opportunity for buyers seeking modern and comfortable living in a sought-after area. Located within the Parc Aberkinsey estate, the property is ideally placed for access to nearby schools, local amenities, and attractive parks, making it especially appealing for family buyers. The interior boasts a reception room, alongside a well-equipped kitchen featuring a generous dining space, ideal for family meals and social gatherings leading seamlessly onto the rear garden and utility with ground floor cloaks. Three bedrooms, master having en-suite and family bathroom. Externally, residents will appreciate the large enclosed south-facing garden, perfect for enjoying the best of the British weather and ideal for children to play in safety. Additional features include a single garage, ample off-road parking, and an EV charging point to cater for electric vehicles, ensuring convenience and practicality.

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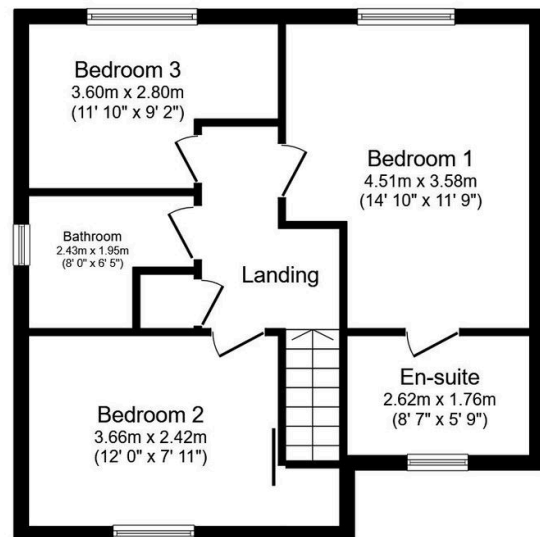
ESTATE AGENTS

- Detached three bedroom house
- Open plan kitchen/diner
- Large entertaining garden
- Garage and electric car charging point
- EPC - B / Council tax - D
- Beautifully presented throughout
- En-suite to master bedroom
- Ample off street parking
- Freehold
- Date instructed 24/07/2025



Ground Floor

Floor area 57.3 sq.m. (617 sq.ft.)



First Floor

Floor area 51.2 sq.m. (551 sq.ft.)

Total floor area: 108.5 sq.m. (1,168 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

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