

BEDROOM THREE:

14' 11" x 13' 3" (4.56m x 4.04m) With ornate original cast iron fireplace, coved ceiling, picture rail, power points, radiator and window overlooking the rear.

EN-SUITE:

5' 1" x 3' 4" (1.56m x 1.02m) Having a corner shower cubicle and pedestal wash hand basin.

BEDROOM FOUR:

17' 10" into bay x 12' 7" (5.46m x 3.85m) With built-in double wardrobe having ample storage above, corner shower cubicle with power shower over, pedestal wash hand basin, radiator, power points and original box bay windows with stained glass feature panels overlooking the front enjoying the sea views.

BEDROOM FIVE:

10' 0" x 7' 0" (3.07m x 2.14m) With coved ceiling, power points, radiator and uPVC double glazed window with stained glass feature panels overlooking the front.

STAIRS:

With turned timber balustrade and turned spindles leading to:

THIRD FLOOR ACCOMMODATION:

BEDROOM SIX:

13' 3" x 10' 4" (4.05m x 3.17m) With power points, radiator and uPVC double glazed window overlooking the rear.

EN-SUITE:

10' 7" x 3' 11" (3.24m x 1.21m) Having corner shower cubicle with power shower over, wash hand basin, low flush W.C, laminate floor, tiled walls and Velux light.

BEDROOM SEVEN:

17' 4" x 12' 1" (5.30m x 3.70m) With radiator, power points, original decorative fireplace, wall cupboard with stained glass panel, worktop surface with drawer and base cupboards beneath, circular drainer sink with mixer tap over, radiator, power points and uPVC double glazed window overlooking the front.

BEDROOM EIGHT:

10' 2" x 8' 6" (3.11m x 2.60m) With double glazed Velux light, radiator and power points.

OUTSIDE:

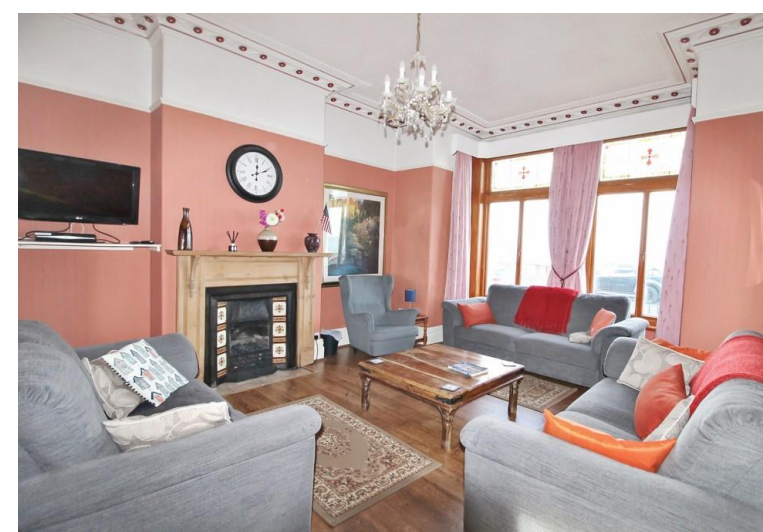
Wrought iron pedestrian gate leading to front door with original tiled pathway, the front area is gravelled and bounded by wrought iron fencing and low brick walling. The rear is accessed via alleyway down the right hand side at end of terrace leading to ample off road parking to the rear for four average sized vehicles and garage with timber doors (currently being used as a games room). Wrought iron gate gives access to the rear garden. The rear garden has a good size court yard area, personal door into garage, outbuildings providing extra rooms including GARDEN ROOM 29' 7" x 6' 0" (9.02m x 1.85m) with tiled floor, one and quarter bowl stainless steel sink top with cold tap over, wall cupboard and base cupboard and triple aspect uPVC double glazed windows. Steps lead up to a further courtyard just outside the Cinema room which is bounded by the original brick walling.

DIRECTIONS:

Proceed away from the Rhyl office along the promenade into Marine Drive and the property can be seen on the right hand side by way of a For Sale board.

SERVICES:

Mains gas, electric and water are believed available or connected to the property. Water is via a water meter. All services and appliances not tested by the Selling Agent.



Rathmines, 20 Marine Drive, Rhyl, Denbighshire,
LL18 3AY

£319,950

- Eight Bedrooms
- Over four floors
- Sea views
- Character and Charm



This traditional style eight bedroom Victorian Town House stands in a prominent position on the sea front in Rhyl, close to amenities and recreational facilities. Still retaining many original features to include tiled floor, ornate ceilings and original decorative fireplaces. It has been sympathetically refurbished to provide a successful commercial holiday let with reservations throughout the year. Over four floors it stands on a good size plot with ample off street parking leading to garage presently used as a games room, garden room and courtyard for 'alfresco entertaining'. This substantial property could be returned to a lovely family home(subject to the necessary consents). The A55 expressway is easily accessible giving access to Snowdonia and all along the North Wales coastline and Chester is about 30 Miles.

ORIGINAL TIMBER DOOR: Into:

ENTRANCE VESTIBULE:

5' 10" x 4' 10" (1.80m x 1.48m) With coved ceiling, mosaic tiled floor, cloaks area and timber door with stained glass feature panels to side and above into:

RECEPTION HALL:

22' 9" x 5' 10" (6.95m x 1.80m) With the continuation of the mosaic tiled floor, ornate and coved ceiling, radiator, power points and meter cupboard.

SITTING ROOM:

18' 5" x 14' 9" (5.63m x 4.50m) Having an ornate fireplace in a timber surround with electric fire, ornate and coved ceiling, picture rail, radiator, power points and original box bay timber windows with stained glass feature panels.

CINEMA ROOM:

13' 7" x 13' 3" max (4.16m x 4.04m) With ornate coved ceiling, picture rail, power points, radiator built-in storage cupboard with over lockers and uPVC double glazed French doors gives access onto the rear courtyard.

EN-SUITE OFF:

7' 5" x 3' 9" (2.27m x 1.15m) Having corner shower cubicle with power shower over, wash hand basin in vanity unit, low flush W.C, inset spotlighting and tiled walls.

STEPS DOWN TO:

REAR VESTIBULE:

With tiled floor and under stairs store.

BEDROOM ONE:

12' 10" x 13' 5" (3.93m x 4.11m) With ornate fireplace in a stone surround with fitted electric fire, built-in China cupboards, radiator, power points and dual aspect glazed windows overlooking the side.

KITCHEN:

12' 10" x 7' 10" (3.92m x 2.40m) Having a range of White fitted units to include wall cupboards, worktop surface with drawer and base cupboards beneath, fitted gas hob with extractor hood over and electric oven beneath, glazed display cupboards, part tiled walls, power points, uPVC double glazed window overlooking the side and timber door gives access onto the rear garden.

UTILITY ROOM:

6' 0" x 4' 0" (1.83m x 1.23m) With wall cupboard, worktop surface with drawer and base cupboard beneath, dado rail and part tongue and groove panelling.

GROUND FLOOR BATHROOM:

7' 2" x 5' 11" (2.2m x 1.81m) Having a panelled bath with shower from taps and privacy screen, pedestal wash hand basin, low flush W.C, towel rail incorporating radiator, part tiled wall and uPVC double glazed frosted window.

STAIRS:

From the reception hall with timber balustrade and turned spindles leading to:

FIRST FLOOR ACCOMMODATION AND LANDING:

With coved ceiling.

TOILET:

5' 9" x 3' 4" (1.76m x 1.04m) Having a low flush W.C, wash hand basin, part tongue and groove glad wall to dado height and original sash window.

BEDROOM TWO:

12' 6" x 11' 10" (3.82m x 3.63m) With original decorative cast iron fireplace, pedestal wash hand basin with tiled splash back, corner shower cubicle with power shower over, radiator, power points, picture rail and original sash window overlooking the side.

SITTING ROOM / SNUG:

12' 11" x 7' 10" (3.96m x 2.41m) With original beam ceiling, radiator, power points, uPVC double glazed window overlooking the rear with views across rooftops towards the Clwydian range and timber door giving access onto fire escape.

STAIRS LEADING TO:

Further landing with coved ceiling and dado rail.

IMPOSING DINING ROOM / SITTING ROOM:

21' 3" x 18' 6" into bay (6.48m x 5.66m) Having an ornate fireplace with fitted electric fire, ornate and coved ceiling, picture rail, radiator, power points, laminate floor, original box bay window overlooking the front with stained glass feature panels and uPVC double glazed French doors giving access onto small balcony which enjoys full panoramic views of the sea. French doors into:

KITCHEN / BREAKFAST AREA:

14' 9" x 13' 2" (4.52m x 4.03m) Having a bespoke fitted kitchen comprising wall cupboards, worktop surface with drawer and base cupboards beneath, fitted gas 'Rangemaster' cooker with extractor fan over, 'Smeg' fridge to side, Belfast sink with Mixer tap over, further wall cupboard with worktop surface with drawer and base cupboard beneath, ornate fireplace in a marble effect surround with fitted electric fire, laminate floor, coved ceiling, picture rail, radiator, part tiled walls, power points and original sash window overlooking the rear.

STAIRS:

With timber balustrade and turned spindles leading to:

SECOND FLOOR ACCOMMODATION:

UTILITY AND CLOAK ROOM:

6' 1" x 5' 6" (1.86m x 1.69m) Having a stainless steel sink top with base cupboard beneath, wall cupboard, plumbing for automatic washing machine, space for dryer, part tiled walls, part tongue and groove clad walls, original sash window.

BATHROOM:

12' 8" x 11' 3" (3.88m x 3.43m) Having a sunken spa bath in tiled surround, tongue and groove clad ceiling with inset spotlighting, coved ceiling, part tongue and groove clad walls to dado height, pedestal wash hand basin and two original stained glass windows overlooking the side and rear with views across the rooftops towards the Clwydian hillside.

STAIRS:

With timber balustrade and turned spindles to further landing with coved ceiling, dado rail and power point.

