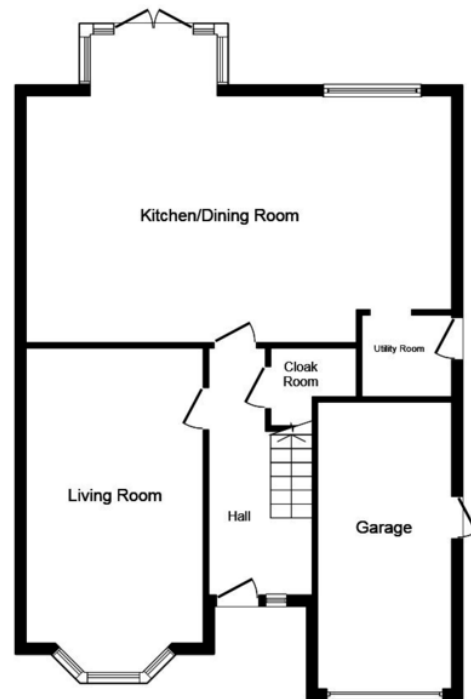
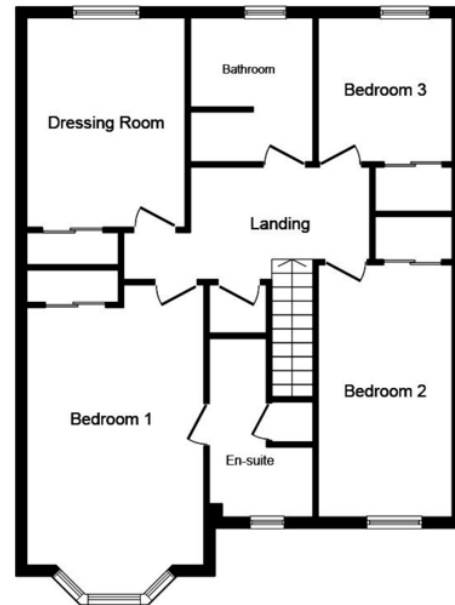


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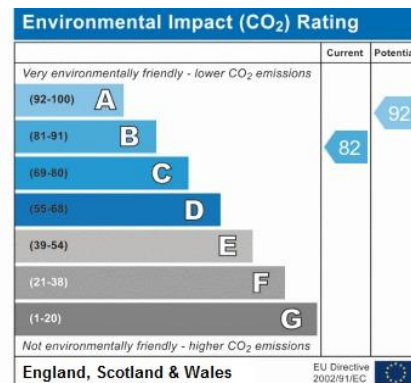
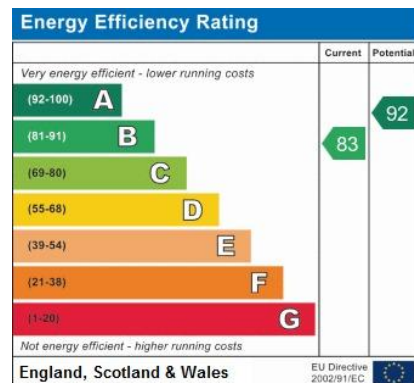


Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



**COUNCIL TAX BAND**  
Tax band F

**TENURE**  
Freehold

**LOCAL AUTHORITY**

**DATE:**  
27th July 2020

**OFFICE**  
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22 Rhodfa Logan, Rhyl, Denbighshire, LL18 4FA

£280,000

- Four bedrooms
- Quality throughout
- Lovely Garden
- Open plan living, dining

**CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008**  
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute 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 their 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 protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.





This newly constructed detached residence stands on the outer confines of Rhyl on the new development known as Aberkinsey. Internally it offers spacious accommodation suited to the family buyer and its presentation and décor must be viewed to be fully appreciated. It benefits by all the refinements expected in a newly constructed home to include master bedroom ensuite facility and three further double bedrooms and family bathroom. Having lovely maturing gardens, garage and driveway parking.

**DOUBLE GLAZED DOOR:**

Gives access into:

**RECEPTION HALL:**

With uPVC panels to side, power points and radiator.

**CLOAKROOM:**

5' 2" x 4' 9" (1.60m x 1.46m) With low flush W.C, pedestal wash hand basin with tiled splashback, radiator and tiled floor.

**LOUNGE:**

19' 1" into bay x 10' 11" (5.83m x 3.35m) With two double panelled radiators, power points, T.V aerial point and uPVC double glazed bay window overlooking the front.

**KITCHEN / BREAKFAST & DINING:**

26' 2" x 16' 1" max (8.00m x 4.91m) Kitchen having a comprehensive range of high gloss white fitted units to include wall cupboards, 'starlight' granite worktop over with drawer and base cupboards beneath, one and a quarter bowl stainless steel sink top inset with mixer tap over, fitted 'Zanussi' Hob with granite splashback and extractor hood over, double 'Zanussi' oven in matching complimentary unit, built-in fridge, freezer and dishwasher, tiled floor, power points, inset spotlights, breakfast area and uPVC double glazed window overlooking the rear garden. Dining area having the continuation of the tiled floor, inset spotlights, T.V aerial point, radiator and a walk-in orangery with a view of the garden with uPVC double glazed French doors giving access onto the rear patio..

**UTILITY ROOM:**

6' 3" x 5' 0" (1.92m x 1.53m) With the continuation of the tiled floor, 'starlight' granite worktop surface, wash basin with mixer tap over, plumbing for automatic washing machine, radiator, complementary wall cupboard and units to side and double glazed door giving access onto the rear.

**STAIRS:**

From the reception hall with timber balustrade leading onto:

**LANDING:**

With access to roof space and built-in airing cupboard with large water store.

**MASTER BEDROOM:**

16' 7" x 11' 0" (5.08m x 3.36m) Having built-in wardrobes,radiator, power points, T.V aerial point, and uPVC double glazed bay window overlooking the front.

**L-SHAPED EN-SUITE SHOWER ROOM:**

9' 1" x 6' 1" (2.77m x 1.87m) Having shower cubicle with power shower over, wash hand basin with tiled splashback, low flush W.C, tiled floor, radiator, built-in cupboard providing ample storage and uPVC double glazed frosted window.

**BEDROOM TWO:**

12' 0" to wardrobes x 8' 7" (3.66m x 2.62m) Having built-in wardrobes with mirrored sliding doors, radiator, power points and uPVC double glazed window overlooking the front.

**BEDROOM THREE:**

9' 5" x 8' 5" (2.88m x 2.58m) Having built-in high gloss fitted units, power points, radiator and uPVC double glazed window overlooking the front.

**BEDROOM FOUR:**

11' 6" x 9' 4" (3.51m x 2.85m) Currently being used as a dressing room having radiator, power points, uPVC double glazed window overlooking the rear.

**BATHROOM:**

8' 4" x 6' 10" (2.55m x 2.10m) Having a four piece suite comprising panelled bath, pedestal wash hand basin, low flush W.C, shower cubicle with power shower over, inset spotlights, part tiled walls, tiled floor, radiator incorporating towel rail and uPVC double glazed frosted window.

**OUTSIDE:**

Tarmacadam driveway provides off street parking for two average size vehicles leading to an attached garage with up and over door, power points and personal door to the side. Open plan gardens to the front being lawned with borders containing a variety of established plants and shrubs. Timber gate gives access onto the rear. Path to the side of the property with meters, good size space or bin storage or shed, leading to a good size patio area, lawn area having a variety of established plants and shrubs. The garden enjoys a sunny position and is bounded by timber fencing. To the further side there is an area ideal for bin storage

**DIRECTIONS:**

Proceed away from the Rhyl office, over the Grange Road bridge onto Grange Road, continue onto Dyserth Road, at the mini round about turn right onto Aberkinsey, continue on the main through road, turning left into Rhodfa Logan and the property can be seen on the right hand side.

