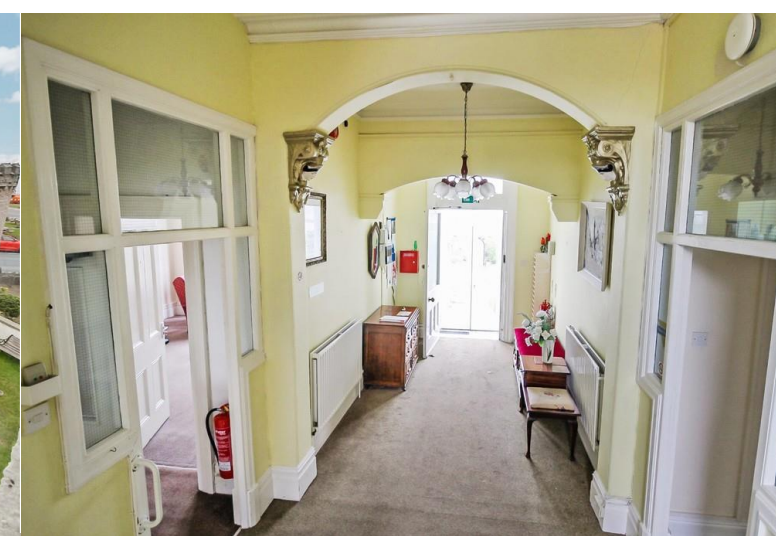


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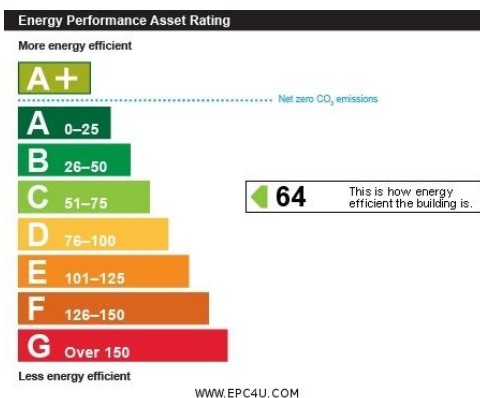
PETER LARGE
ESTATE AGENTS



Abbeyfield, 39 East Parade, Rhyl, Denbighshire,
LL18 3AN

£269,950

- 12 Bedrooms
- Sea Views
- 12 Bedrooms
- Gas Central Heating



COUNCIL TAX BAND
Tax band

TENURE
Freehold

LOCAL AUTHORITY
Denbighshire County Council

DATE:
29th July 2020

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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.



COMMERCIAL: A former self assisted home to the over 55's now surplus to the requirements of the owner its become available and provides an opportunity for a number of uses and possibly a change to Residential, subject to the necessary planning and consents. This large house was built in the early 20th century with a more recent two storey extension and stands in a prominent position behind a walled front garden on the promenade within Rhyl. It provides twelve rooms most having en-suite facilities and kitchen areas, self contained Owners or caretakers flat, fitted kitchen and dining room. It benefits by way of uPVC double glazing and gas central heating and enjoys coastal views and it comprises:

UPVC DOUBLE GLAZED ENTRANCE DOOR:
With uPVC double glazed panels to side into:

ENTRANCE VESTIBULE:
With tiled floor, original timber glazed door gives access into:

RECEPTION HALL:
Having two double panelled radiators, coved ceiling and power points.

STAIRS TO GROUND FLOOR:

HALLWAY:
With radiator, storage cupboard and fire door gives access into:

INNER HALLWAY:
With radiator, power points, uPVC double glazed frosted window and uPVC double glazed frosted door which gives access to the rear.

SELF CONTAINED FLAT ONE:

LOUNGE:
19' 10" x 15' 1" (6.05m x 4.60m) With radiator, power points and uPVC double glazed window

KITCHEN WITH DINING AREA:
16' 4" x 7' 9" (4.98m x 2.38m) With fitted white wall cupboards, worktop surface with drawer and base cupboards beneath, stainless steel sink top with mixer tap over and tiled splash back, space for fridge and radiator.

BEDROOM:
14' 10" x 14' 5" (4.54m x 4.41m) With two double panelled radiators, power points and uPVC double glazed bay window.

EN-SUITE WETROOM:
9' 1" x 5' 1" (2.78m x 1.56m) Having walk-in shower with electric shower over, pedestal wash hand basin, low flush W.C, tiled walls, tiled floor, radiator incorporating towel rail and uPVC double glazed frosted window.

ROOM TWO:
15' 11" x 12' 11" (4.87m x 3.95m) With two double panelled radiators, power points, built-in sink in vanity unit with shelving above and uPVC double glazed bay window overlooking the rear.

EN-SUITE WET ROOM OFF:
10' 8" x 4' 10" (3.26m x 1.49m) Having walk-in shower with electric shower over, medium flush W.C, wash hand basin with tiled splashback and uPVC double glazed frosted window.

FIRST FLOOR

INNER VESTIBULE:
Accessed via fire door with built-in cloaks cupboard.

ROOM THREE:
16' 6" into bay x 13' 9" (5.04m x 4.21m) With two double panelled radiators, power points, built-in cupboards with wash hand basin in vanity unit and shelving above and uPVC double glazed bay window overlooking the rear.

EN-SUITE SHOWER ROOM OFF:
10' 4" x 4' 10" (3.17m x 1.49m) With built-in shower cubicle with power shower over, pedestal wash hand basin with tiled splashback, medium flush W.C, radiator and uPVC double glazed frosted window.

ROOM FOUR:
20' 4" x 15' 0" (6.20m x 4.58m) With two double panelled radiators, kitchenette with wall cupboards, worktop surface with drawer and base cupboards beneath, stainless steel sink top with mixer tap over and uPVC double glazed bay window overlooking the front with sea views.

EN-SUITE SHOWER ROOM OFF:
12' 6" x 4' 5" (3.82m x 1.36m) With built-in shower cubicle with electric shower over, pedestal wash hand basin, low flush W.C, built-in vanity unit, radiator and uPVC double glazed frosted window.

FIRE DOOR: Gives access into:

INNER HALLWAY: With radiator.

LOUNGE / DINING AREA:
20' 4" x 14' 11" (6.21m x 4.55m) With two double panelled radiators, power points, coved ceiling and uPVC double glazed bay window overlooking the front enjoying sea views.

SHOWER ROOM:
6' 2" x 4' 9" (1.88m x 1.46m) Accessed from the inner hall with built-in shower cubicle, pedestal wash hand basin, low flush W.C, part tiled walls, radiator and uPVC double glazed frosted window.

STAFF KITCHEN:
15' 0" x 10' 0" (4.58m x 3.06m) Being fully fitted comprising wall cupboards, worktop surface with drawer and base cupboards beneath, one and a half stoves built-in oven in matching unit, gas hob with extractor fan over, space for fridge, space for tall standing fridge/freezer, dual aspect uPVC double glazed windows overlooking the rear.

STAIRS:
With a quarter landing with uPVC double glazed window overlooking the rear and further stairs leads onto:

SECOND FLOOR LANDING:
With radiator, coved ceiling, power points and a galleried landing with uPVC double glazed window overlooking the rear and fire door gives access into:

INNER HALLWAY:

INNER VESTIBULE:
With coved ceiling.

ROOM FIVE:
20' 0" x 14' 10" (6.10m x 4.54m) Having kitchenette wall cupboards, worktop surface with drawers beneath, space for fridge, stainless steel sink top with base cupboard beneath, two double panelled radiators, power points and uPVC double glazed bay window overlooking the front enjoying lovely sea views.



SELF CONTAINED FLAT ONE: