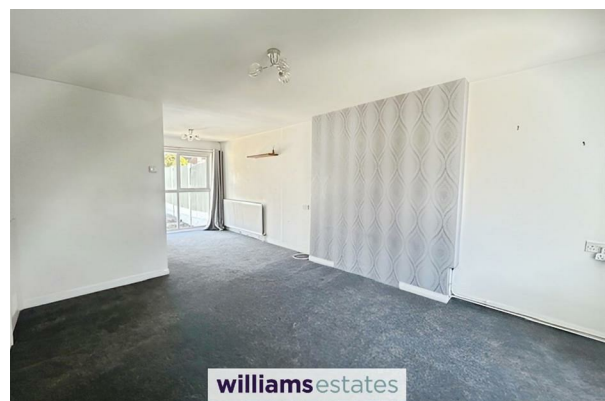
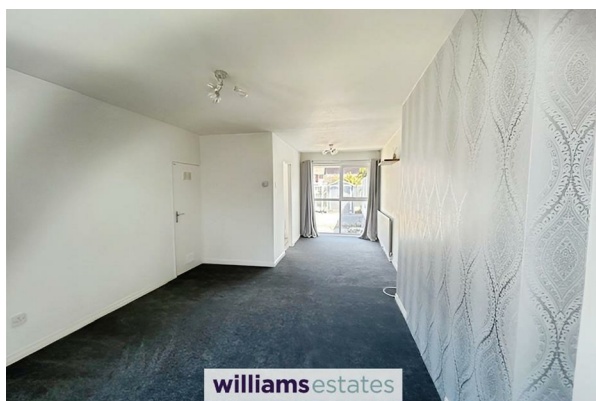


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14 Clement Drive, Rhyl, LL18 4HU

£950

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EPC - C71

Council Tax Band -

Deposit - £950

Clement Drive, Rhyl

3 Bedrooms - House

Having recently undergone a refurbishment, this semi-detached house offers the entrance hallway, lounge/dining room with open plan access to the kitchen. On the upper floor there is the landing, modern family bathroom and three bedrooms. The property has been fitted with new flooring, re-decorated throughout & benefits double glazing and gas central heating. Front driveway and a good size rear enclosed garden. EPC is C71. To be considered for this property you must have an annual income of a minimum of £28,500

Entrance

Enter via a UPVC front door into;

Living Room

22'11" x 11'1"

Comprising of sockets, lights, new carpet, radiators, storage cupboard, UPVC window to front and rear elevation. Leading into;

Kitchen

6'10" x 8'2"

Comprising of base and wall units, sockets, lighting, vinyl flooring, space for washing machine, electric four ring stove and oven, stainless steel sink with drainer, window and door to the rear elevation.

Bathroom

5'6" x 5'2"

With low low flush WC, sink, bath with shower above, curtain rail, radiator, lights, linoleum flooring and UPVC window to the rear elevation.

Bedroom 1

13'9" x 8'2"

With new carpet, lights, radiator, sockets, window to the front elevation.

Bedroom 2

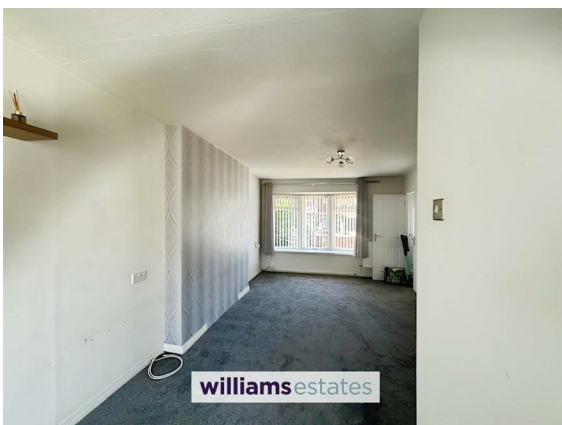
9'10" x 8'2"

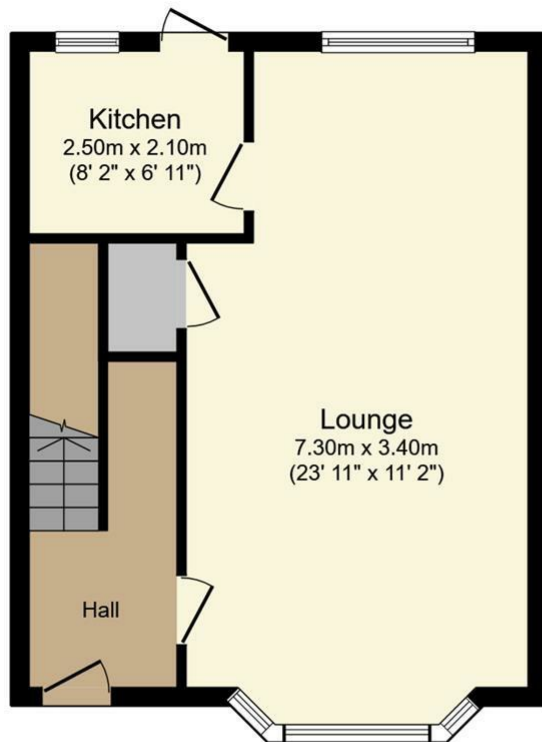
With new carpet, lights, radiator, sockets, window to the rear elevation.

Bedroom 3

10'5" x 5'10"

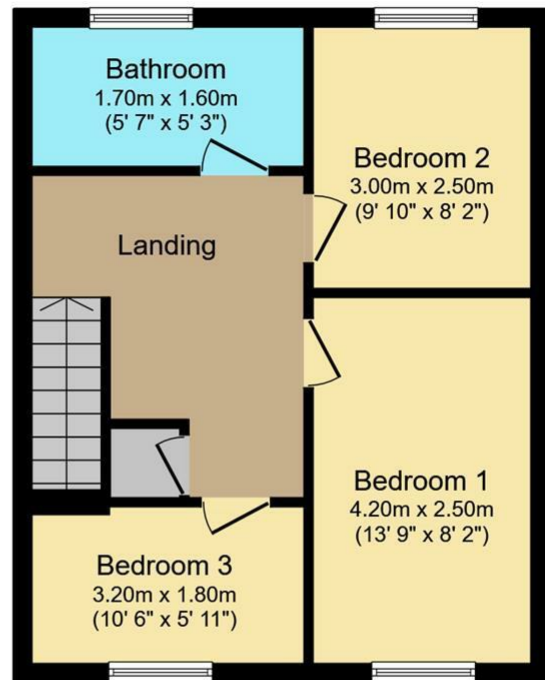
With new carpet, lights, radiator, sockets, window to the front elevation, built in storage cupboard.





Ground Floor

Floor area 42.8 sq.m. (460 sq.ft.)



First Floor

Floor area 41.7 sq.m. (449 sq.ft.)

Total floor area: 84.5 sq.m. (909 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 299399

Lettings@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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