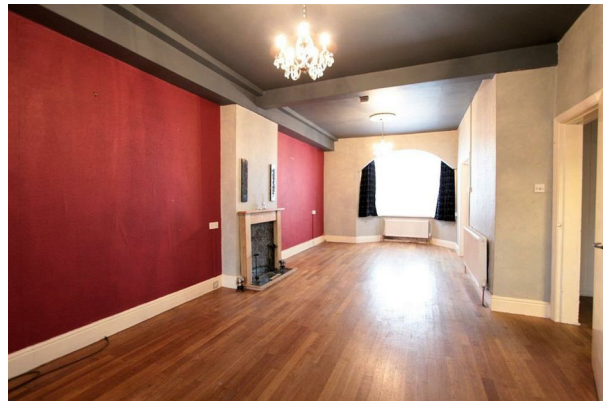


williamslettings



**66 East Parade, Rhyl, Denbighshire,
LL18 3AR**

£550 PCM



EPC - D68 Council Tax Band - A Deposit - £550 PCM

East Parade, Rhyl

1 Bedrooms - Flat

Situated opposite the Rhyl Pavilion and Sun Centre, this ground floor flat briefly affords the entrance porch, hallway, lounge diner, additional room, kitchen, inner hall with rear lobby and sun room, bathroom, separate toilet and bedroom. Having gas central heating, some double glazing, off road parking plus a small garden to the rear. The EPC rating is D -60.

Accommodation

Double glazed entrance door to the porch

Porch

Having the electric meter, tiled flooring and timber door giving access into the hallway

Hallway

Having wood flooring, radiator, storage cupboard and fitted shelving.

Lounge Diner

28'3" to bay x 12'8"

This spacious room has radiators, wood flooring, fire surround, double glazed bay window to the front plus a timber framed bay window to the rear. Just off this room is access to the additional room.

Additional Room

8'7" x 6'1"

Situated off the lounge - sliding double doors allows access, having wood flooring, radiator and two windows to the front.

Kitchen

9'11" x 10'4"

Fitted with base, wall and drawer units, worktops, wall tiling, single drainer sink, plumbing for a washing machine, tiled flooring, side window and open access to the inner hall area.

Inner Hall

Having a radiator and door to the rear lobby that leads to the sun room.

Sun Room

9'9" x 8'3"

With a window looking to the rear.

Bedroom 1

11'3" x 10'0"

Having a radiator and double glazed window.

Bathroom

Fitted with a pedestal wash hand basin, paneled bath, wall tiling and radiator

Separate Toilet

With toilet, side window and tiling.

Outside

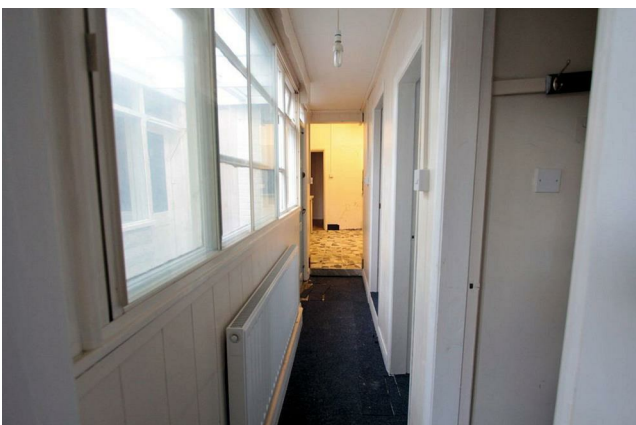
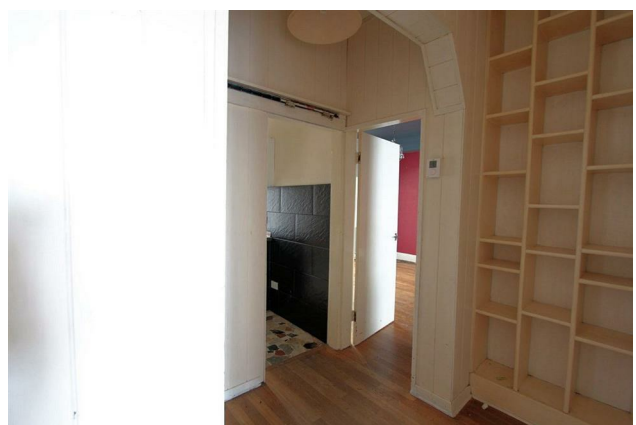
Off road parking to the front plus a small lawned garden to the rear.

Directions

Proceed onto Wellington Road and head towards Prestatyn. Turn left onto Beechwood Road then right onto East Parade - this property can be located opposite the Sun Centre.

Notes

Referencing fees will apply at £80 inc Vat per person over the age of 18. There will be a charge for the tenancy agreement of £60 inc Vat in addition. Payable in advance £450 for the first months rent together with a deposit of £550.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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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