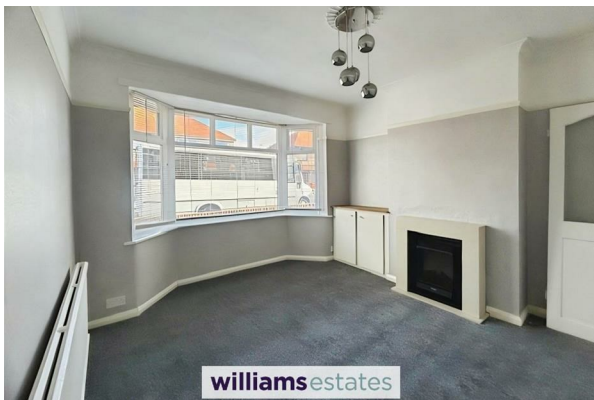


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17 Netley Road, Rhyl, LL18 2AN

£950

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EPC - D63 Council Tax Band - B Deposit - £950

Netley Road, Rhyl

3 Bedrooms - House

Williams lettings are pleased to present this three bedroom semi detached house in Rhyl. Accommodation briefly comprises two living rooms, kitchen, off road parking, three bedrooms and bathroom. To be considered for this property your household income would need to be above £28,500 per annum.

Hallway

Radiator and staircase to the landing. With doors leading to;

Living Room 1

12'5" x 11'1"

Comprising of bay window to the front elevation, radiator, lights, fireplace, sockets and carpeted flooring.

Kitchen

11'9" x 6'2"

With wall, base and drawer units with worktop surfaces, integrated gas hob and oven below, two windows to the side elevation and UPVC door to the rear. Lights, sockets, boiler and vinyl flooring. Under stair storage space.

Living room 2

14'1" x 11'1"

Comprising of window to the rear elevation, radiator, lights, fireplace, sockets and carpeted flooring.

Bedroom 1

12'1" x 10'5"

Having radiator, lights, sockets, window to the rear elevation and carpeted flooring.

Bedroom 2

10'9" x 10'9"

Having radiator, lights, sockets, window to the front elevation and carpeted flooring.

Bedroom 3

7'2" x 6'2"

Having radiator, lights, sockets, window to the front elevation and carpeted flooring.

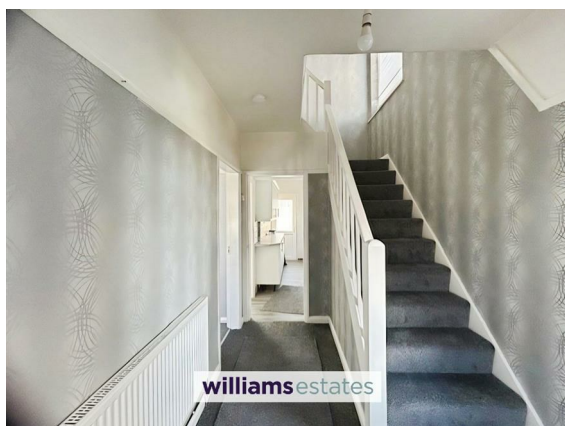
Bathroom

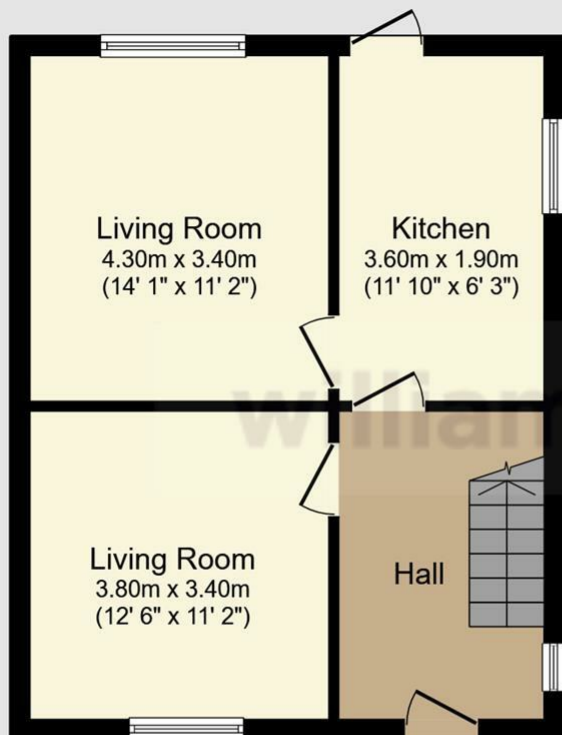
8'6" x 7'2"

Comprising of enclosed shower cubicle with double shower, losh flush WC, wash basin, window to the side elevation, lights, and built in cupboard.

Outside

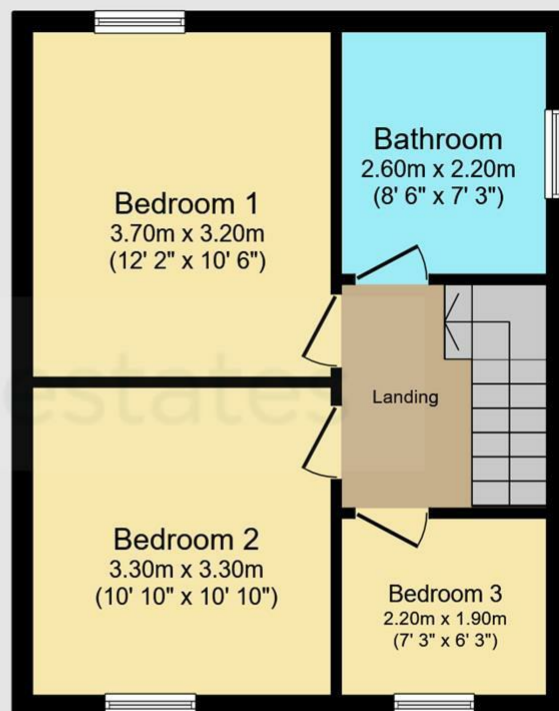
The front offers driveway parking leading to garage and rear garden.





Ground Floor

Floor area 39.1 sq.m. (420 sq.ft.)



First Floor

Floor area 39.1 sq.m. (420 sq.ft.)

Total floor area: 78.1 sq.m. (841 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		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(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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