



**4 Y Gerddi, Rhyl Road, Denbigh, LL16
3DU**

£225,000

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EPC - C71 Council Tax Band - D Tenure - Freehold

Y Gerddi, Rhyl Road, Denbigh

4 Bedrooms - House - Detached

This four bedroom link-detached house is Available For Sale! Offering a spacious interior, gardens to the rear and a fourth downstairs bedroom. Situated within a convenient location being close to many local amenities including eateries, schools and shops. The property comprises, entrance porch, living room, kitchen, utility room, dining room, downstairs W.C., three bedrooms, bathroom, garden to front and rear and off road parking.



Accommodation

uPVC glazed door into

Entrance Porch

5'4" x 2'10" (1.629 x 0.870)

With a door leading into the downstairs W.C., and glazed wooden door leading to the living room.

Living Room

13'9" x 15'10" (4.192 x 4.835)

A bright and spacious living room with double glazed windows to the front elevation, fireplace, double radiator, ample wall sockets, opening into the dining room, a door into the downstairs bedroom and a door into kitchen.

Dining Room

9'9" x 7'5" (2.986 x 2.286)

Spacious dining area with sliding patio doors and a radiator.

Kitchen

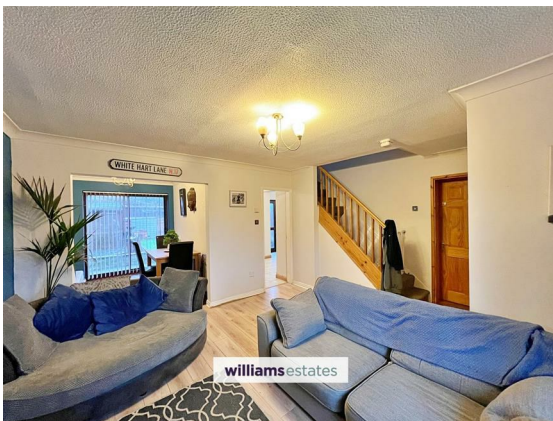
16'4" x 9'8" (4.985 x 2.969)

The kitchen features tiled flooring and complementary worktops, paired with matching wall and base units. It includes an oven with a four-ring gas hob and a fitted extractor hood above, along with tiled backsplash. There are ample wall sockets, a drainer sink with a mixer tap, and provisions for both a dishwasher and washing machine. Additional highlights include a breakfast bar, under-stair storage, a door leading to the utility room, two double-glazed windows at the rear, and a door providing access to the rear garden.

Utility Room

8'4" x 3'11" (2.559 x 1.197)

Tiled flooring continuing through from the kitchen, there is space for tall standing fridge freezer, tumble dryer, laminate worktops with a wall mounted cupboard and a wall mounted gas boiler.



Downstairs W.C.

5'3" x 2'8" (1.615 x 0.832)

Comprising of low flush W.C., pedestal wash basin, tiled floor and half tiled walls, chrome heated towel rail and a picture obscure window to the front elevation.

Downstairs Bedroom

12'1" x 8'0" (3.700 x 2.448)

Double bedroom with a radiator and double glazed window to the front elevation.

Bedroom One

12'6" x 8'8" (3.816 x 2.643)

Double bedroom with a double glazed window to the front, wardrobes and a single radiator

Bedroom Two

11'2" x 8'4" (3.429 x 2.545)

Double bedroom with a double glazed window to the rear elevation, ample wall sockets and a double glazed window to the rear.

Bedroom Three

7'8" x 7'0" (2.346 x 2.139)

Single bedroom with a single radiator and a double glazed window to the front.

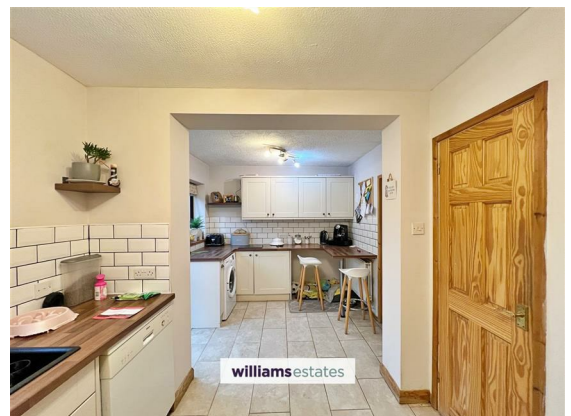
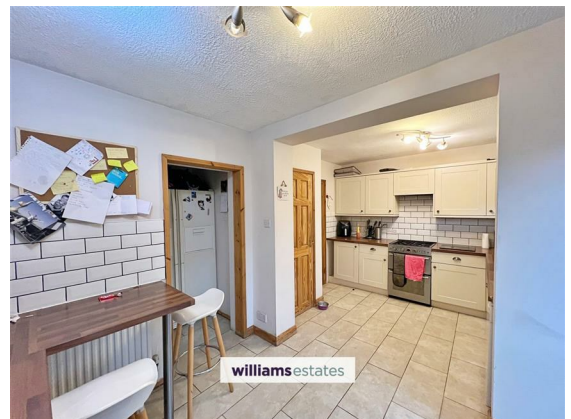
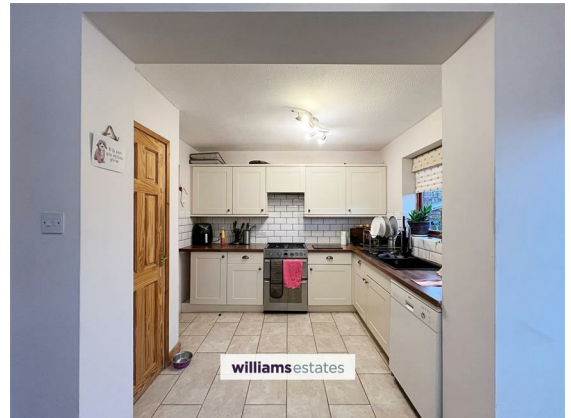
Bathroom

7'3" x 5'5" (2.212 x 1.662)

Comprising low flush W.C., pedestal wash basin, bath tub with shower overhead, tiled walls, chrome heated towel rail, extractor fan and a double glazed window to the rear.

Outside

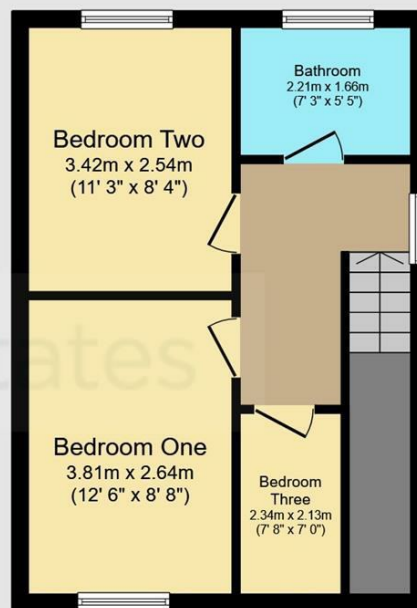
The property offers parking for two vehicles, with a front elevation primarily laid to lawn and side access to the rear via a timber gate. The rear garden is enclosed by timber fencing and brick walls, featuring a small patio area, steps leading to a lawned section, and a separate area covered with slate chippings.





Ground Floor

Floor area 60.3 m² (649 sq.ft.)



First Floor

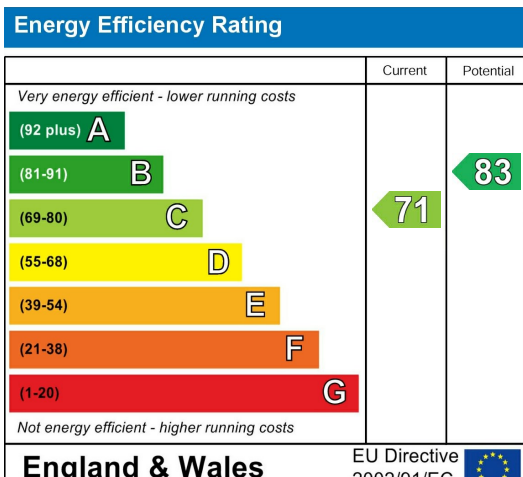
Floor area 36.3 m² (391 sq.ft.)

TOTAL: 96.6 m² (1,040 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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