



## 4 Vincent Close

, Rhyl, LL18 3RB

**£280,000**





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## The Tour

Greeted by the large private driveway and single garage, step through the inviting red door and into the spacious entrance hall. At the front of the house, you'll find the light and bright living room with fireplace and solid wooden flooring. Parallel to the living room the converted garage currently used as a playroom provides the perfect space for a home gym, cinema room or a great space to have a home office. The space is a great size to meet all your home working needs; there's also an adjoining downstairs WC for added convenience.

The entrance hall leads you to the back of the house where you'll find the kitchen, separate dining room, and second living room. The lovely kitchen has an integrated oven with induction hob alongside heaps of storage space and direct access into the huge rear garden.

Leading into the open-plan dining room and living room, this area really is the gem of the house. With enough space for a large table, the dining room opens up into the second living room through two beautiful wide archways. The living room itself comfortably fits a big corner sofa and two bookcases, all illuminated by natural light pouring in through the skylights and expansive patio doors

inviting you into the rear garden.

Heading upstairs, you'll find all four bedrooms surrounding the family bathroom. The primary double bedroom is lovingly decorated to create a peaceful atmosphere for relaxing nights in. The remaining bedrooms are slightly smaller, making them great children's or guest rooms. The family bathroom benefits from a bathtub, basin, and WC.

## The Exterior

To the front of the property, you'll find a wide private driveway next to the side gate leading to the rear garden. The rear garden is an entertainers dream! With a large decked area in front of the living room patio doors, this is a great spot for your garden furniture. Combine this with the huge lawned area, enclosed by high fencing and lovely trees, this is a garden made for families to enjoy together.

## The Location

Set within a family-orientated close, just 5 minutes' walk from Rhyl Beach, this lovely home benefits from not only the stunning coastline, but also the nearby Pavilion Theatre, Vue cinema, and popular indoor waterpark SC2. Further into Rhyl town centre, you'll find several shopping parks,

plenty of supermarkets, bars, cafes, and restaurants. Not far from the popular seaside town of Abergele, from here you can access the A55 expressway, making this a very convenient location.

### Hall

19'4" x 5'10" (5.90m x 1.80m)

### Lounge

19'4" x 11'10" (5.90m x 3.63m)

### Dining Room

17'4" x 13'5" (5.30m x 4.10m)

### Sitting Room

17'4" x 10'9" (5.30m x 3.30m)

### Kitchen

13'5" x 10'8" (4.10m x 3.26m)

### W.C

### Office

15'1" x 7'10" (4.60m x 2.40m)

### Bedroom One

12'5" x 10'3" (3.80m x 3.14m)

### Bathroom

8'6" x 7'6" (2.60m x 2.30m)

### Bedroom Two

10'2" x 6'10" (3.10m x 2.10m)

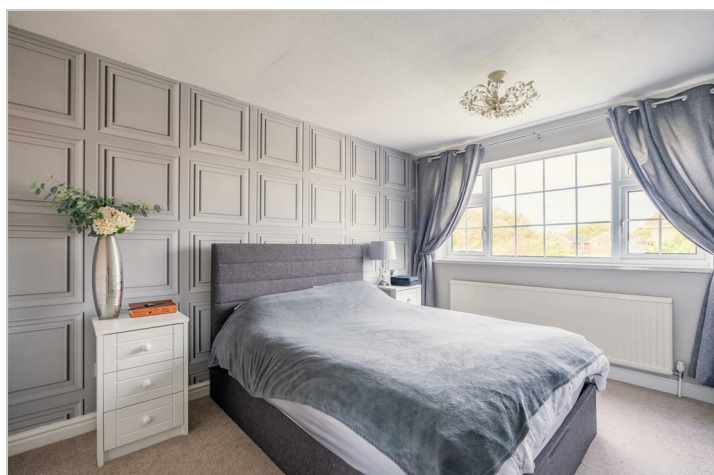
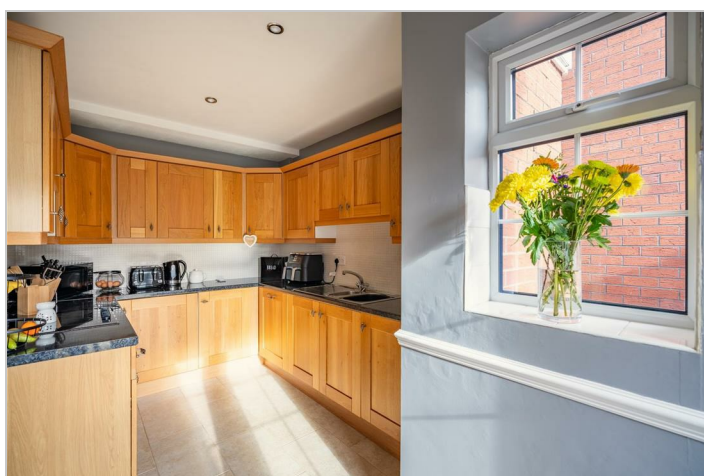
### Bedroom Three

10'9" x 6'10" (3.30m x 2.10m)

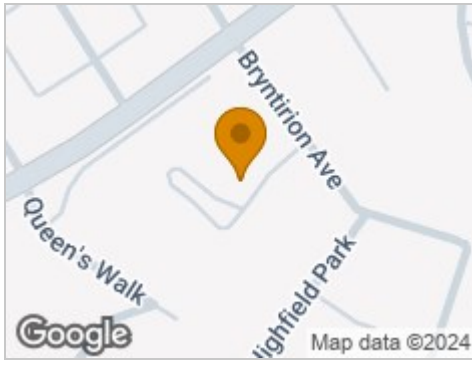
### Bedroom Four

9'6" x 6'10" (2.90m x 2.10m)

### Landing



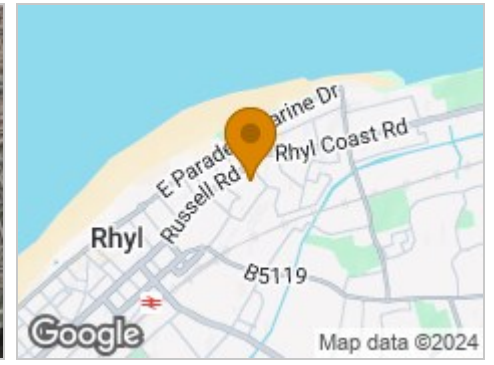
## Road Map



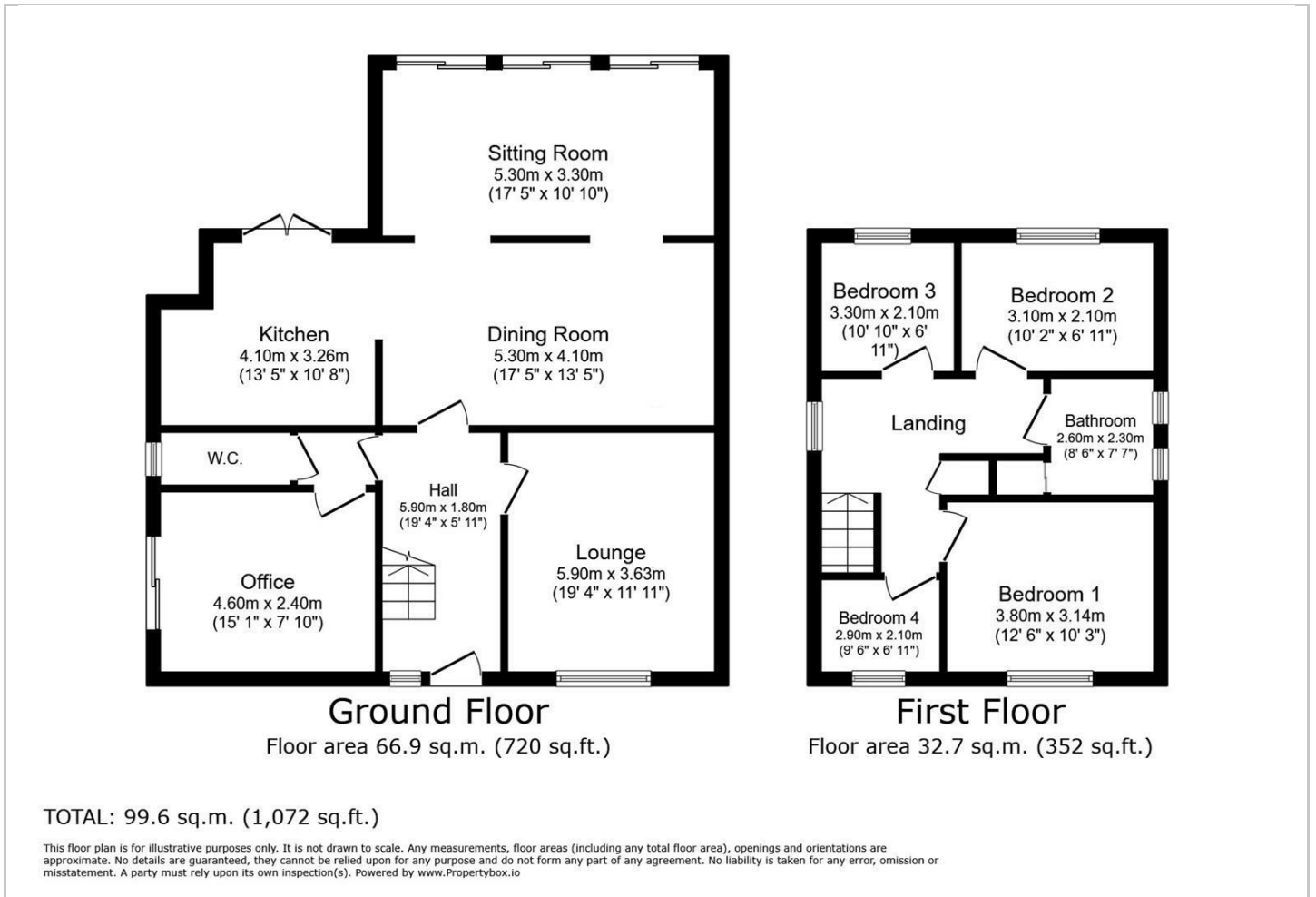
## Hybrid Map



## Terrain Map



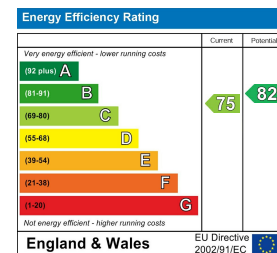
## Floor Plan



## Viewing

Please contact our Idris Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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