



## 66 Kinmel Street

Rhyl, Denbshire, LL18 1AW

£70,000





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## Entrance Hall

Entrance through wooden door, carpeted flooring, utility meter cupboard and doors into:

## Lounge

13'9 x 9'11 (4.19m x 3.02m)

Upvc double glazed bay window to the front elevation, double panelled radiator and living flame gas fire set on a marble effect hearth with complimentary inset and wooden surround with carpeted flooring.

## Kitchen

Housing a range of wall, drawer and base units with roll top work surfaces over, stainless steel sink and drainer with mixer tap over, splash back tiling, built in electric oven with 4 ring gas hob over and extractor hood, Upvc double glazed window to the rear elevation, storage cupboard housing the gas central heating boiler and vinyl flooring.

## Bedroom One

Steps down to:

Upvc double glazed windows to the side elevation, double panelled radiator and carpeted flooring.

## Bedroom Two

Upvc double glazed window to the front elevation, single panelled radiator and carpeted flooring.

## Bathroom

Three piece suite comprising: panelled bath with electric shower over and glazed screen, pedestal wash hand basin and low level flush w/c, splash back tiling with decorative border and vinyl floor tiling.

## Tenure

Leasehold - 120 years (approx.) remaining on lease.

## Ground Rent

Ground rent - £200 a year

## Maintenance Fee

£40 payable monthly for the communal areas.

## To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroberts.com](mailto:flint@reidandroberts.com)

## PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

## Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

\* Please Be Advised \*

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Tel: 01352 762300

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Opening Hours

Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



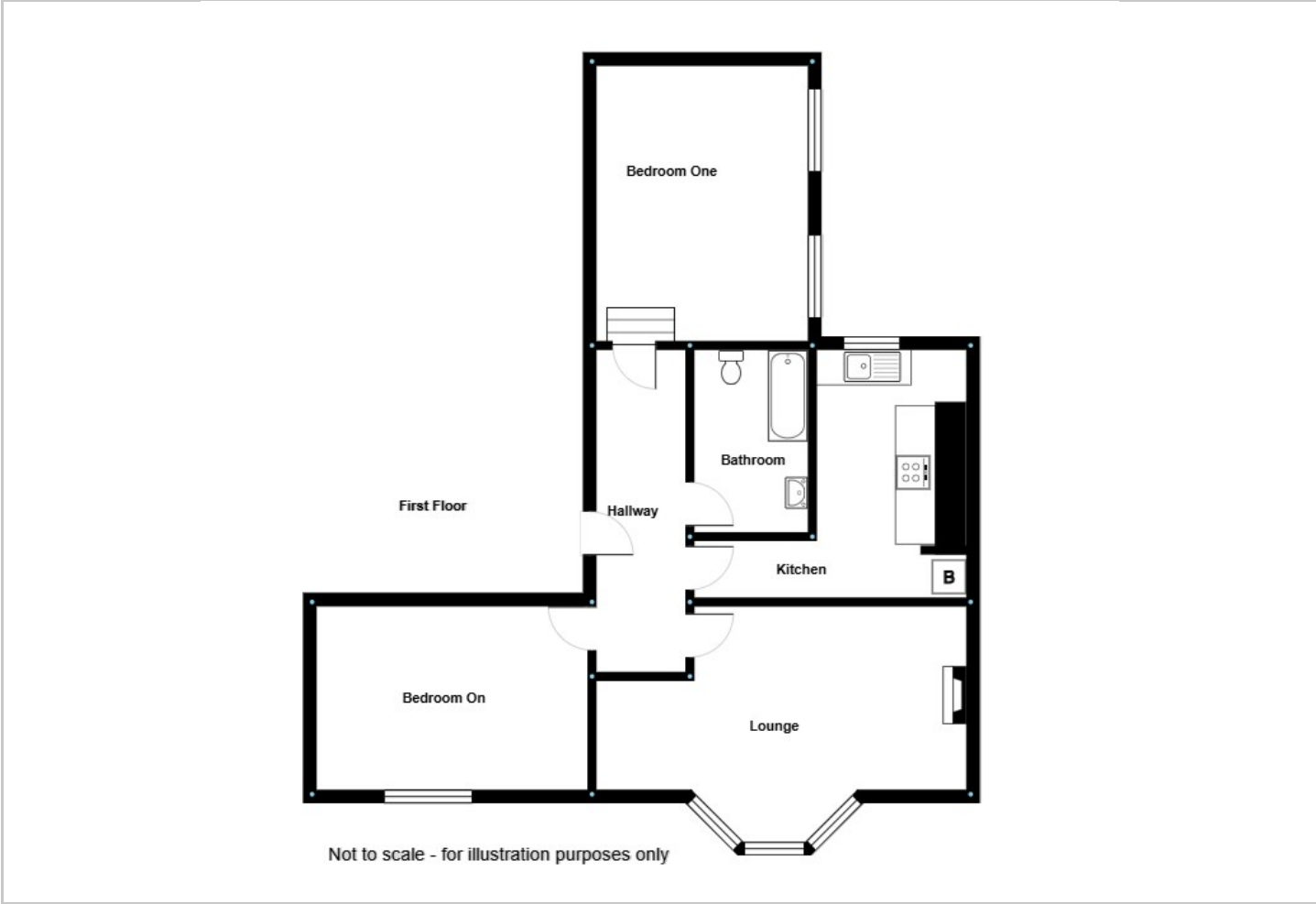
Hybrid Map



Terrain Map



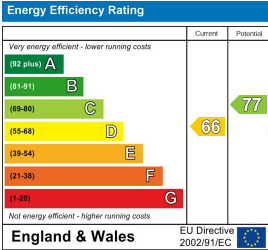
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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