



**42 RHYL COAST ROAD, RHYL, DENBIGHSHIRE LL18 3PN**

**£230,000**

An opportunity to acquire a spacious Semi Detached House in convenient location for public transport routes and local amenities and being a short distance from Rhyl Sea Front and Promenade.

The accommodation briefly affords: Porch, Hall, Lounge, Dining Room and Fitted Kitchen with door to Rear Lobby and Ground Floor Shower Room. To the First Floor are 4 Bedrooms, Bathroom comprising a two piece suite and a Separate WC.

Number 42 is sited on a corner plot benefitting from garden areas to the front, side and rear. Front and side gardens being laid to lawn To the rear garden there is a lawned area, decked and flagged patio area. Block pavior driveway leading from Medea Drive providing off road parking.



## Porch

## Entrance Hall

## Lounge

14' x 12'8 (4.27m x 3.86m)

## Dining Room

13' x 14' (3.96m x 4.27m)

## Kitchen

10' x 10'2 (3.05m x 3.10m)

## Rear Lobby

## Ground Floor Shower Room

## FIRST FLOOR LANDING

## Bedroom 1

13'10 x 13' (4.22m x 3.96m)

## Bedroom 2

13' x 13'8 (3.96m x 4.17m)

## Bedroom 3

9'4 x 7'8 (2.84m x 2.34m)

## Bedroom 4

8'8 x 9'8 (2.64m x 2.95m)

## Bathroom

## Separate WC

## Exterior

Number 42 is sited on a corner plot having gardens to the front, side and rear . Front and side gardens being laid to lawn having a Timber Tool Shed, Bin Store and mature trees. To the rear garden there is a lawned area, decked and flagged patio area. Block pavior driveway leading from Medea Drive providing off road parking. Large Timber Tool Store with power laid on. Outside security lighting and cold water tap.

## Directions

From our office on Russell Road proceed along Russell Road and continue onto the Coast Road. The property can be seen on the left hand side a few doors along from Rhyll Fire Station.

## Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 15th May 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND D - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			