

# williams estates



**11 Barry Road South, Rhyl,  
Denbighshire, LL18 1DL**

**£159,950**

 3  1  2  E

**EPC - E46**

**Council Tax Band - B**

**Tenure - Freehold**

# Barry Road South, Rhyl

## 3 Bedrooms - House - Semi-Detached

This semi-detached house is located close to all local amenities and will be sold with no onward chain. The accommodation briefly affords the entrance hallway, front lounge, rear lounge/diner, modern kitchen and on the upper floor there is the landing, spacious family bathroom plus three bedrooms. Having double glazing, gas central heating, front garden and enclosed rear garden. EPC is E 46. Freehold. Council tax B.



### Accommodation

Via a double glazed door into the hall.

### Hallway

With radiator and laminate flooring. Stairs to first floor

### Front Lounge

11'0" x 14'0" (3.35 x 4.27)

Having radiator and double glazed bay window to the front.

### Kitchen

11'1" x 7'1" (3.38 x 2.16 (3.39 x 2.17))

Fitted with a range of wall drawer and base units, worktop surfaces, stainless steel single drainer sink with mixer tap, tiled splash backs, built in oven and gas hob with extractor hood, plumbing for washing machine, integrated fridge freezer, tiled flooring and double glazed window to the rear. Door into the rear lounge



### Rear lounge

10'4" x 13'8" (3.15 x 4.17 (3.14 x 4.16))

With fire surround and living flame effect gas fire, wall lighting and double glazed french doors to the rear.

### Landing

With double glazed window to the side.

### Bedroom 1

10'6" x 13'11" (3.20 x 4.24)

Having fire surround, radiator and double glazed bay window to the front.

### Bedroom 2

10'4" x 11'5" (3.15 x 3.48)

Having fire surround radiator and double glazed window to the rear.

### Bedroom 3

7'3" x 7'1" (2.21 x 2.16 (2.22 x 2.15))

Having radiator and double glazed window to the front.



## Bathroom

7'1" x 8'3" (2.16 x 2.51 (2.15 x 2.52))

Comprising of a pedestal wash hand basin, panelled bath with mixer shower attachment, toilet, tiled flooring, radiator, built in storage cupboard and double glazed window to the rear.

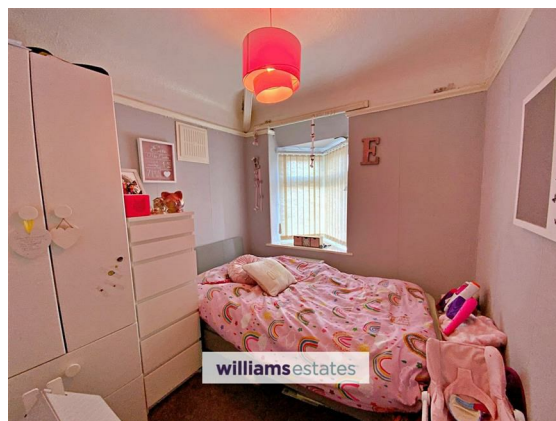
## Outside

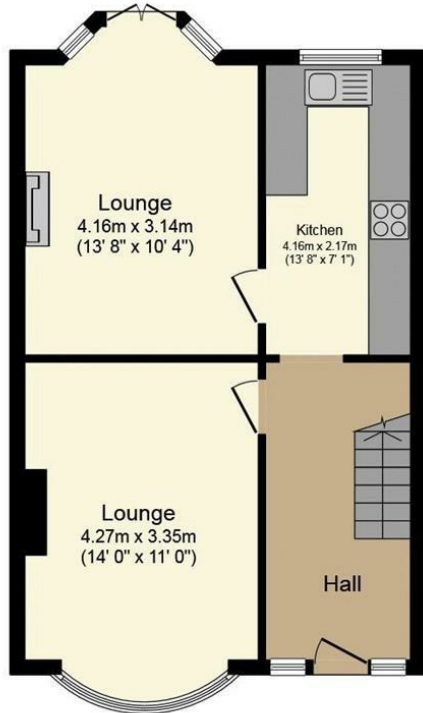
Enclosed front garden to the front.

The rear is enclosed and mainly laid to lawn with paved patio.

## Directions

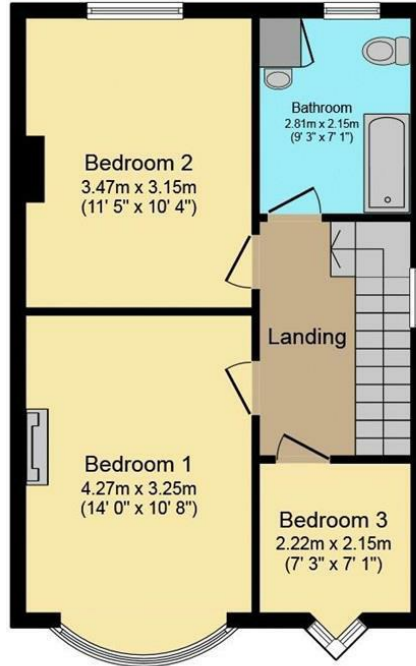
Proceed along Kinmel Street, go left and follow the Road onto West Kinmel Street. At the junction turn right then second left into Garnet Avenue then left into Barry Road South





### Ground Floor

Floor area 49.2 sq.m. (529 sq.ft.) approx



### First Floor

Floor area 48.4 sq.m. (521 sq.ft.) approx

Total floor area 97.6 sq.m. (1,051 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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