



williams estates



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**59 Millbank Road, Rhyl, Denbighshire,  
LL18 4NU**

**£127,000**

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**EPC - F29**

**Council Tax Band - B**

**Tenure - Freehold**



# Millbank Road, Rhyl

## 3 Bedrooms - House - Terraced

This mid-terraced house briefly affords the entrance hallway, lounge, dining room with open plan access to a modern kitchen and on the upper floor there is the landing, modern shower room plus three bedrooms. Having double glazing, gas central heating, small front garden and rear enclosed garden with timber store. Located close to all local amenities, this property is within walking distance to the Town, train & bus stations. EPC is F29. Freehold. Council tax B.



### Accommodation

Timber door giving access into the hallway.

### Entrance Hallway

With front windows on either side of the entrance door, built in meter cupboard, radiator, laminate flooring, stairs to the upper floor, under stairs cupboard and doors off:

### Lounge

14'6" x 11'9" (4.42 x 3.58)

With radiator, TV connection and double glazed window to the front.

### Dining Room

11'9" x 10'2" (3.58 x 3.10 (3.59 x 3.09))

Having laminate flooring, radiator, built in storage cupboards, breakfast bar, space for American style fridge freezer, wall mounted boiler, double glazed window to the rear and open access through to the kitchen.

### Kitchen

7'9" x 7'2" (2.36 x 2.18)

Fitted with a range of wall, drawer and base units, worktop surfaces, built in oven and gas hob with extractor fan, single drainer sink with mixer tap, double glazed window to the rear and glazed door.

### Bedroom 1

15'2" x 14'3" (4.62 x 4.34)

With radiator and double glazed window to the front.

### Bedroom 2

11'9" x 14'1" (3.58 x 4.29)

With radiator and double glazed window to the rear.

### Bedroom 3

8'2" x 6'11" (2.49 x 2.11 (2.50 x 2.12))

With radiator and double glazed window to the front.



## Bathroom

6'10" x 7'3" (2.08 x 2.21 (2.09 x 2.22))

Comprising of a modern vanity wash hand basin, push button toilet, corner shower enclosure, wall panelling, vinyl flooring, radiator, extractor fan, loft access hatch and double glazed window to the rear.

## Outside

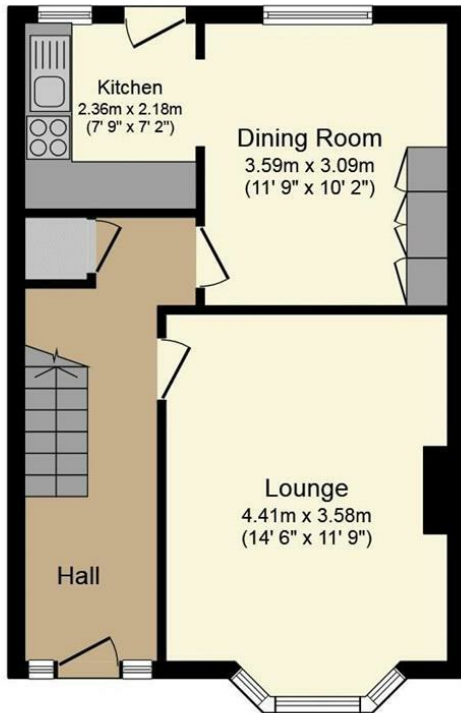
Outside offers a small enclosed front garden.

The rear garden is enclosed and mainly laid to lawn with timber store.

## Directions

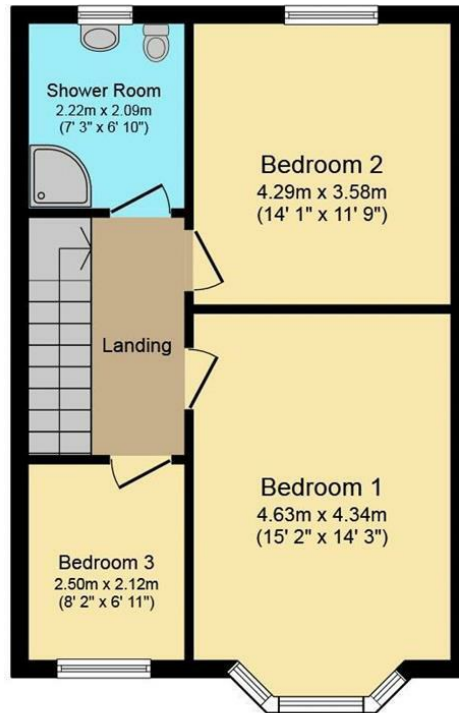
Heading away from town, proceed over Vale Road bridge and through the traffic lights. After the traffic lights take the first left, you will find this property on your left hand side.





### Ground Floor

Floor area 44.2 sq.m. (476 sq.ft.) approx



### First Floor

Floor area 44.2 sq.m. (476 sq.ft.) approx

Total floor area 88.4 sq.m. (952 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>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>29</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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