



**Apartment 1, Splash Point Hilton Drive,
Rhyl, Denbighshire, LL18 3BF**

£125,000

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EPC - C74 Council Tax Band - B Tenure - Leasehold

Hilton Drive, Rhyl

2 Bedrooms - House - Mews

An attractive and modern ground floor apartment with sea views located in the popular Splashpoint development. The accommodation offers open plan living room and modern fitted kitchen, with integrated appliances, two bedrooms and bathroom and ready to move into. With allocated parking and visitor parking together with communal gardens to enjoy the open sea views. Viewing highly recommended and available with vacant possession and no onward chain . EPC rating C 74. Leasehold. Council Tax Band B



Accommodation

Double glazed entrance door leads into the Hallway.

Lounge/Diner

20'9" into bay x 11'10" max

Having bay window, storage heaters and open access into the :

Kitchen

10'1" x 7'8"

Having a range of wall, drawer and base units with complimentary worktop surface, sink and drainer, integral fridge freezer, fitted electric oven and hob with extractor fan over, space and plumbing for washing machine and window with an outlook towards the sea.

Bedroom 1

11'2" x 9'2"

With an outlook over the front of the property towards the sea, electric wall heater and fitted mirrored wardrobes.

Bedroom 2


10'2" x 9'1"

Having fitted wardrobes and an outlook over the rear of the property.

Bathroom

Having a three piece suite in white comprising; panelled bath with electric shower over and glazed shower screen, pedestal wash hand basin and push button toilet. Tiled walls and floor, chrome electric towel heater and extractor fan.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.