



**77 Maes Y Gog, Rhyl, Denbighshire,
LL18 4QA**

£310,000

 4  2  3  C

EPC - C70

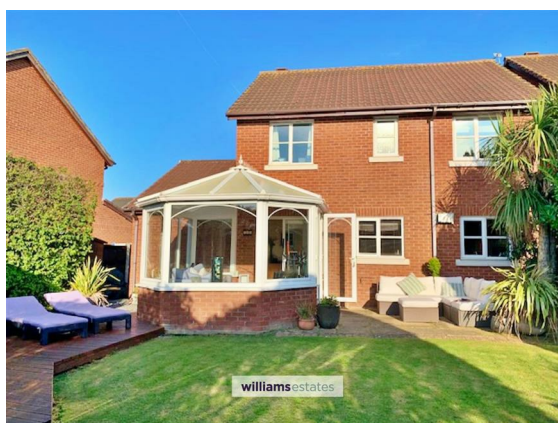
Council Tax Band - D

Tenure - Freehold

Maes Y Gog, Rhyl

4 Bedrooms - House - Detached

This extended and well-presented detached house briefly affords the entrance hallway, lounge, study, modern fitted kitchen with open plan access to a spacious dining room with access to a rear conservatory, store room and ground floor toilet. On the upper floor there is the landing, family bathroom, four bedrooms plus master en-suite shower room. Having double glazing, gas central heating, double drive, garage and enclosed rear garden. The EPC is 70C. Freehold. Council tax band D.



Accommodation

Glazed front door into the hallway.

Hallway

With oak flooring, radiator and window to the front.

Study

6'9" x 7'1"

With oak flooring, radiator, inset spotlighting and double glazed window to the front. Door into the kitchen

Lounge

15'4" x 11'3"

Having oak flooring, radiator TV connection point, wall lighting, feature fire surround with inset living flame effect gas fire, under stairs storage cupboard and double glazed window to the front. Door into the dining room

Kitchen

16'4" x 7'1"

Fitted with a range of wall, drawer and base units, complementary worktop surfaces with matching up-stands, single drainer sink with mixer tap, integrated dishwasher and washing machine, built in oven and microwave, five ring gas hob with stainless steel splash-back and extractor fan, void for an American style fridge freezer, wine rack, breakfast bar with cupboards beneath, concealed boiler, tiled flooring, anthracite grey vertical radiator, inset spotlighting and double glazed window to the rear. Open access through to the dining room

Dining Room

14'7" x 7'8"

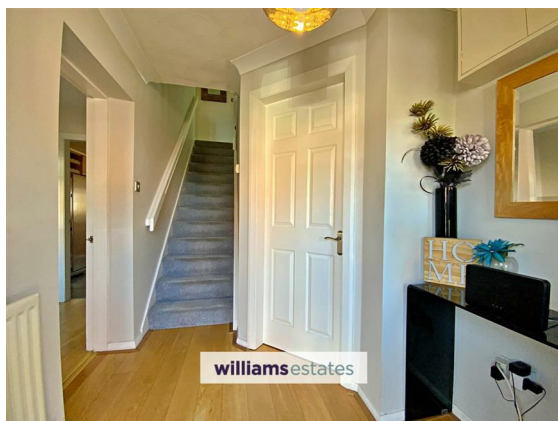
With oak flooring, radiator, double glazed window to the rear and double glazed sliding doors into the conservatory. Door to the store room, open plan access to the kitchen.

Store Room

With modern built in cupboards and worktop surfaces, radiator and door to the WC.

WC

Comprising of a wall mounted wash hand basin, push button toilet, tiled flooring, inset spotlighting and double glazed window to the side.



Conservatory

11'3" x 11'0"

Being fully double glazed with laminate flooring and double glazed french doors opening onto the rear garden.

First Floor Landing

With loft access hatch.

Bedroom 1

16'5" x 7'1"

With built in wardrobes, radiator, TV connection point and double glazed window to the rear. Door to en suite

En-suite

6'8" x 7'1"

Comprising of a modern vanity wash hand basin set on Mahogany frame, push button toilet, corner shower enclosure, tiled splash backs, heated towel rail, extractor fan and double glazed window.

Bedroom 2

13'0" x 8'6"

With radiator and double glazed window to the rear.

Bedroom 3

7'3" x 8'8"

With radiator and double glazed window to the front.

Bedroom 4

11'1" x 5'10"

With radiator, built in airing cupboard and double glazed feature window to the front.

Bathroom

7'9" x 5'9"

Comprising of a panelled bath, pedestal wash hand basin, push button toilet, heated towel rail, tiled flooring and double glazed window to the rear.

Outside

The front offers a double block paved driveway with parking for several vehicles and side access to the rear.

The rear garden is mainly laid to lawn, with paved patio area, decked terrace and is enclosed by mature hedges plants and shrubs.

Garage

With electric door, mains power & lighting.

Directions

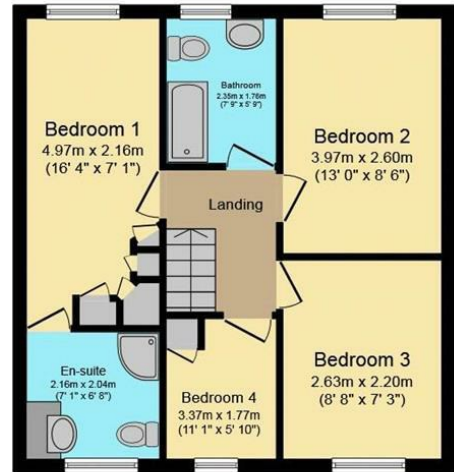
From our Rhyl Office proceed up Bodfor Street, turn right onto Wellington Road, continue along onto Russell Road bearing right onto Bath Street and left onto Brighton Road, follow the road along over the bridge onto Grange Road which leads onto Dyserth Road, turn left onto Maes Y Gog.





Ground Floor

Floor area 85.4 sq.m. (919 sq.ft.) approx



First Floor

Floor area 47.9 sq.m. (515 sq.ft.) approx

Total floor area 133.2 sq.m. (1,434 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.