



**43 Ffordd Aberkinsey, Rhyl,  
Denbighshire, LL18 4FB**

**£185,000**

 3  2  1  B

**EPC - B82 Council Tax Band - C Tenure - Freehold**

# Ffordd Aberkinsey, Rhyl

## 3 Bedrooms - House - Semi-Detached

This semi detached house is to be sold with no onward chain. The accommodation affords the entrance hallway, lounge, kitchen diner with access to a ground floor toilet. On the upper floor there is the landing, bathroom, three bedrooms plus en-suite off the master bedroom. Having double glazing, gas central heating, driveway, open plan front lawn and enclosed rear patio. EPC is B82. Freehold. Council tax band C.



### Accommodation

Composite front door giving access to the entrance hallway.

### Entrance Hallway

Having laminate flooring, radiator and stairs to the upper floor.

### Lounge

15'4" x 11'5" (4.69 x 3.49)

Having laminate flooring, radiator, T.v connection, double glazed box bay window to the front and door leading into the kitchen diner.

### Kitchen Diner

14'6" x 8'10" (4.43 x 2.70)

Fitted with two tone wall, base and drawer units, worktop surfaces with matching up-stands, single drainer sink with mixer tap, built in oven, gas hob with extractor fan over, void for a fridge freezer, plumbing for a washing machine, vinyl tiled effect flooring, radiator, double glazed window & double glazed French doors which provide access to the enclosed rear patio. Door to the ground floor toilet.

### Ground Floor Toilet

With pedestal wash hand basin, toilet, tiled effect vinyl flooring, extractor fan, extractor fan and radiator.

### First Floor Landing

Having a radiator, loft hatch, built in storage cupboard and doors off:

### Bathroom

6'6" x 5'5" (1.99 x 1.67)

Comprising of a pedestal wash hand basin, toilet, bath, wall tiles, heated towel rail, laminate flooring, shaver socket, spot lights and double glazed rear window.

### Bedroom 1

11'5" x 8'4" (3.48 x 2.55 )

Having a radiator, double glazed front window and door to the en-suite shower room.





### En-Suite

6'0" x 3'1" (1.85 x 0.96)

Comprising of a pedestal wash hand basin, toilet, shower enclosure, wall tiles, extractor fan, shaver socket, radiator, laminate flooring and spot lights.

### Bedroom 2

9'3" x 8'4" (2.84 x 2.56)

With radiator, built in wardrobes and double glazed rear window.

### Bedroom 3

7'9" x 5'10" (2.38 x 1.80 )

Having a radiator and double glazed front window.

### Outside

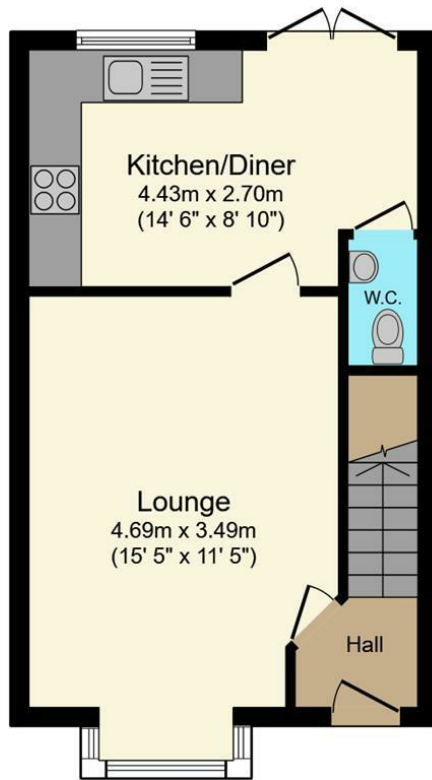
The front has open plan lawn with adjacent driveway.

Side gate to the rear.

The rear garden offers a sunny aspect with paved patio, decked terrace and is enclosed by fencing with rear access gate.

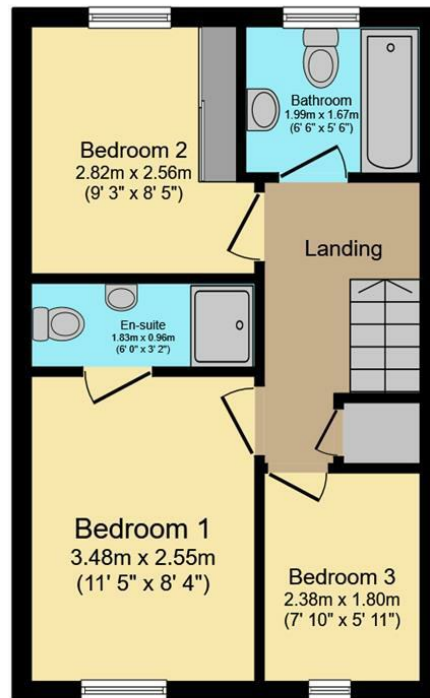
### Directions

Proceed onto Grange Road that leads onto Dyserth Road. Follow this Road towards Maes Y Gog and turn right onto the Anwyl development - Ffordd Aberkinsey. Continue along this Road and this property can be located on your right.



### Ground Floor

Floor area 34.1 m<sup>2</sup> (367 sq.ft.)



### First Floor

Floor area 33.0 m<sup>2</sup> (356 sq.ft.)

**TOTAL: 67.1 m<sup>2</sup> (723 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>95</b>
(81-91) <b>B</b>	<b>82</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Call us on  
01745 369444

[Rhyl@williamsestates.com](mailto:Rhyl@williamsestates.com)

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.