



4 Sisson Street, Rhyl, LL18 2DE

£159,950

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EPC - D58

Council Tax Band - C

Tenure - Freehold

Sisson Street, Rhyl

5 Bedrooms - House - Terraced

This town house is within walking distance into Rhyl Town centre and is close to all local amenities. The accommodation affords the porch, hallway, lounge, dining room, kitchen with access to the rear porch/utility. On the upper floor there is the first floor landing, bathroom, separate toilet and two bedrooms. Stairs lead to the second floor landing, three further bedrooms plus access to the loft room. Having double glazing, gas central heating, small front garden plus rear yard with storage. EPC is TBC. Freehold. Council tax band is C.



Accommodation

Double glazed front door giving access into the porch & hallway.

Porch and Hallway

Having a built in meter cupboard, open access to the hall which has a radiator, under stairs storage cupboard and stairs to the upper floor.

Lounge

14'2" x 12'1" (4.33 x 3.70)

This front room has a radiator, T.v connection, dado rail and double glazed bay window to the front.

Dining Room

11'6" x 10'9" (3.52 x 3.28)

With radiator, dado rail, fire surround and double glazed rear window.

Kitchen

11'8" x 9'10" (3.58 x 3.00)

Fitted with wall, base and drawer units, glass display units, worktop surfaces, tiled splash-back, circular sink with hose mixer tap, plumbing for a washing machine, space for a slot in cooker, void for under counter fridge, vinyl flooring, radiator, two double glazed side windows and door giving access to the rear porch/utility.

Rear Porch/Utility

9'10" x 5'4" (3.00 x 1.65)

Having vinyl flooring, water stop tap, power sockets, double glazed rear window and double glazed back door.

First Floor Landing

Double glazed side window, doors off and stairs lead to the second floor.

Separate Toilet

Push button toilet, vinyl floor and double glazed side window.



Bathroom

9'9" x 7'6" (2.98 x 2.30)

Comprising of a pedestal wash hand basin, push button toilet, bath with mixer shower, glass shower screen, wall tiles, extractor fan, radiator, vinyl flooring, built in storage cupboard and double glazed rear window.

Bedroom 1

16'11" x 12'1" (5.17 x 3.69)

This spacious front bedroom has a radiator and double glazed front window.

Bedroom 2

12'0" x 10'9" (3.66 x 3.29)

Located at the rear, this bedroom has a radiator and double glazed rear window.

Second Floor Landing

With velux roof window, doors off and timber ladder to the loft room.

Bedroom 3

16'11" x 12'1" (5.17 x 3.70)

Having a radiator and double glazed front window.

Bedroom 4

12'0" x 10'9" (3.67 x 3.29)

With radiator and velux window.

Bedroom 5

10'7" x 10'0" (3.24 x 3.05)

This room has a radiator and velux roof window.

Loft Room

7'3" x 6'9" (2.23 x 2.08)

Access via wooden ladder, this additional room has slanted ceiling, fully boarded and velux roof window.

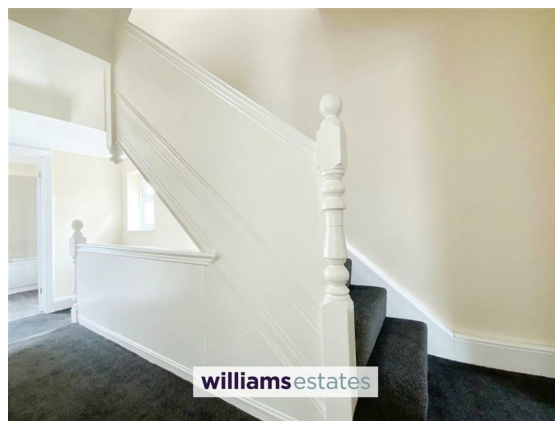
Outside

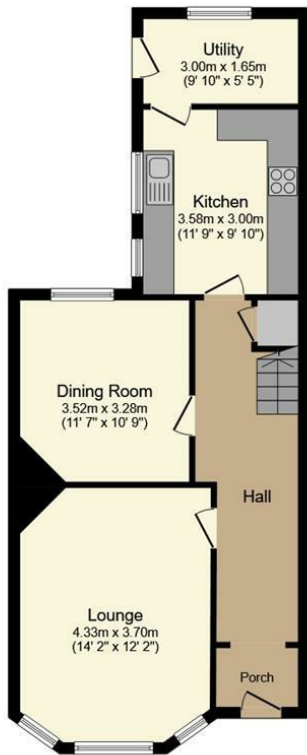
Small front garden. Side access.

The rear offers an enclosed yard with the benefit from having a purpose built storage shed.

Directions

Proceed onto Vale Road and turn right onto Sisson Street. This property can be located on your right.





Ground Floor

Floor area 60.6 sq.m. (652 sq.ft.)



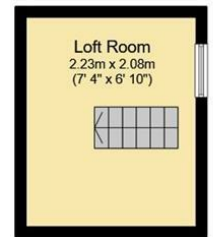
First Floor

Floor area 53.3 sq.m. (573 sq.ft.)



Second Floor

Floor area 53.3 sq.m. (573 sq.ft.)



Loft Floor

Floor area 13.3 sq.m. (143 sq.ft.)

TOTAL: 180.4 sq.m. (1,942 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(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.

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