



7 Maes Y Gog, Rhyl, LL18 4QA

£279,950

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EPC - C70 Council Tax Band - Tenure - Freehold

Maes Y Gog, Rhyl

4 Bedrooms - House - Detached

This well presented detached house is located within the top of the popular Maes Y Gog estate. The accommodation affords the entrance hallway, ground floor toilet, utility room, lounge with access to the dining room, rear conservatory and modern fitted kitchen. On the upper floor, there is the landing, family bathroom, four bedrooms plus en-suite shower room off the master bedroom. Having double glazing, gas central heating, open plan front garden, block paved driveway, integral garage plus a sunny aspect rear enclosed lawned garden with patio for Alfresco dining. EPC is C70. Freehold. Council tax band is E.



Accommodation

Composite front door giving access into the hallway

Hallway

Having a radiator, under stairs storage cupboard, stairs to the upper floor and doors off:

Ground Floor Toilet

Comprising of a modern built in toilet with vanity wash hand basin, worktop surface and storage cupboards beneath, wall & floor tiles, heated towel rail and double glazed side window.

Utility Room

6'4" x 5'4" (1.94 x 1.64)

Having modern base cupboard, worktop surface, single drainer sink with mixer tap, tiled splash-back, wall mounted boiler, plumbing for a washing machine, heated towel rail, tiled flooring and double glazed side door.

Lounge

13'8" x 10'11" (4.19 x 3.34)

Having a radiator, fire surround with living flame effect gas fire, T.v connection, wall lighting, double glazed front window and double doors give access into the dining room.

Dining Room

10'11" x 8'4" (3.33 x 2.56)

Having a radiator and double glazed sliding doors which lead into the conservatory. Door to the kitchen.

Conservatory

12'7" x 10'4" (3.86 x 3.15)

Fully double glazed with power sockets, tiled flooring and double glazed door that gives access to the rear sunny aspect garden.



Kitchen

12'8" x 8'3" (3.87 x 2.54)

Fitted with modern wall, base and drawer units, worktop surfaces, tiled splash-backs, plumbing for a dishwasher, single drainer sink with mixer tap, eye level double oven, electric hob with extractor fan over, integral fridge freezer, radiator, tiled flooring, spot lighting, double glazed rear window. Door to the dining room.

First Floor Landing

With loft access and built in storage cupboard.

Bedroom 1

15'11" x 12'11" max (4.87 x 3.95 max)

This spacious master bedroom has a radiator, double glazed front window and door leading to the en-suite shower room.

En-Suite Shower Room

7'1" x 5'6" (2.17 x 1.70)

Comprising of a vanity wash hand basin, toilet, corner fitted shower enclosure, modern wall panelling, heated towel rail, spot lights, tiled flooring and double glazed side window.

Bedroom 2

10'11" x 11'1" (3.34 x 3.40)

Having a radiator and double glazed front window.

Bedroom 3

11'1" x 8'1" (3.40 x 2.48)

Having a radiator and double glazed rear window with fitted shutters. (currently used as a study)

Bedroom 4

8'9" x 8'4" (2.69 x 2.56)

Having a radiator and double glazed rear window.

Bathroom

6'10" x 5'6" (2.10 x 1.68)

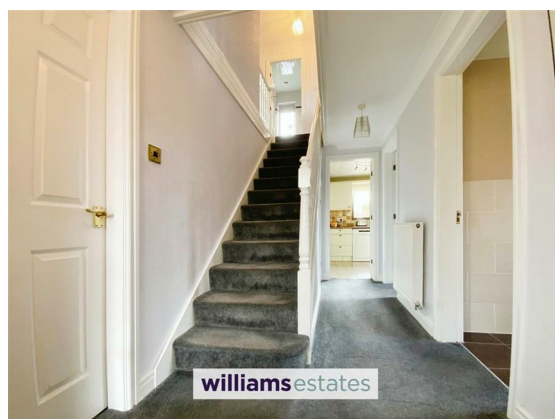
Comprising of a vanity wash hand basin, toilet, bath, wall tiles, shaver socket, tiled flooring, heated towel rail and a double glazed rear window.

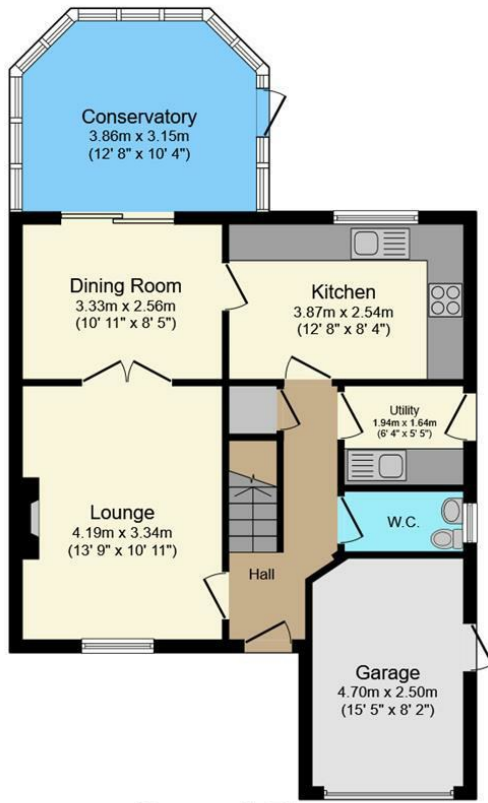
Outside

Open plan front lawn with mature tree, block paved driveway that leads to the integral garage plus side access gate providing access to the rear garden. The rear garden offers a spacious patio area, perfect for Alfresco dining and fully enjoys the afternoon sun. The main garden is lawned with surrounding flower beds.

Directions

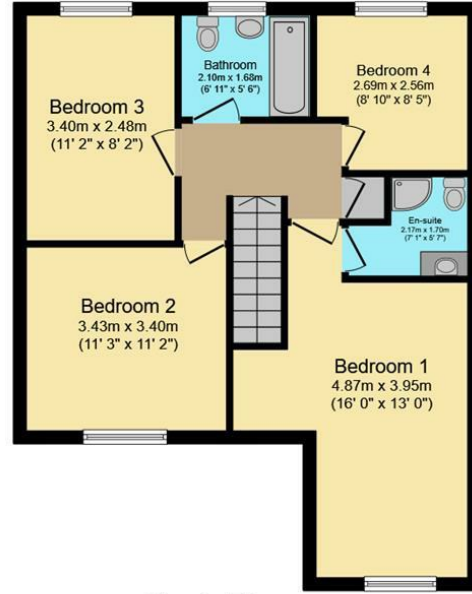
Proceed onto Grange Road and continue onto Dyserth Road. At the end of this Road turn left onto the popular Maes Y Gog estate and this house can be located on the left hand side.





Ground Floor

Floor area 68.0 m² (732 sq.ft.)



First Floor

Floor area 55.8 m² (601 sq.ft.)

TOTAL: 123.8 m² (1,333 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	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.