



8 Lynton Walk, Rhyl, LL18 3RH

£255,000



EPC - null

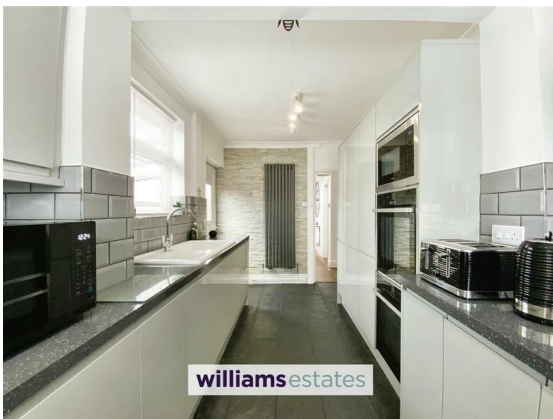
Council Tax Band - D

Tenure - Freehold

Lynton Walk, Rhyl

3 Bedrooms - House - Detached

This well presented detached house is a short walk away to the beach and local amenities are near by. The accommodation affords the entrance porch, hallway, ground floor toilet, lounge, rear sitting room with feature extension, modern fitted kitchen and on the upper floor there is the landing, spacious family bathroom and three bedrooms. Having double glazing, gas central heating, immaculate decoration & flooring throughout, block paved driveway, side covered outdoor area, enclosed rear garden and outbuilding with plumbing and mains power. Viewing is essential. EPC is TBC. Freehold. Council tax band is D.



Accommodation

Double glazed french door giving access into the porch.

Porch

Having a timber door with decorative stained & leaded glass which provides access into the hallway.

Hallway

14'9" x 6'10" (4.50 x 2.10)

With diamond shaped side window, radiator, under stairs storage, wood flooring, stairs to the upper floor and benefits from having an under stairs toilet.

Ground Floor Toilet

Comprising of a wall hung wash hand basin, toilet, wall tiles, extractor fan, spotlights, tiled floor and heated towel rail.

Lounge

15'0" x 11'4" (4.58 x 3.47)

This front room has a double glazed bay window with white shutters to the front, radiator, picture rail, fire surround, T.v connection and wood flooring.

Rear Dining Room

20'0" x 10'1" (6.12 x 3.08)

Having modern vertical grey radiators, picture rail, wood flooring and the feature extension offers a slanted roof with two velux roof windows, side split tiled walls and double glazed french doors that provide access to the rear enclosed garden.

Modern Kitchen

16'1" x 7'7" (4.91 x 2.32)

Fitted with Dove grey gloss fronted wall, base and drawer units, complimentary worktop surfaces, tiled splash-backs, white porcelain sink with mixer tap, built in microwave, integral dishwasher and fridge, double oven, electric induction hob with modern extractor fan over, spot lighting, vertical grey radiator with split tile feature wall, tiled flooring, double glazed windows and double glazed side door.



First Floor Landing

With double glazed stained and leaded design window, loft hatch with pull down ladder to a boarded loft and doors off:

Bathroom

9'3" x 7'11" (2.84 x 2.43)

Comprising of a pedestal wash hand basin with lighted mirror over & grey wall tiles to main wall, shaver socket, push button toilet with decorative split tiled feature wall with handy shelf, L-shaped bath with shower over and white wall panelling, glass shower screen, built in storage cupboard, white column radiator, two double glazed side windows and vinyl flooring.

Bedroom 1

15'2" x 8'9" (4.63 x 2.68)

Having a radiator, picture rail, built in mirrored wardrobes and double glazed bay window with white shutters to the front of the property.

Bedroom 2

12'10" x 10'4" (3.92 x 3.17)

This back bedroom has a radiator, built in wardrobes and double glazed rear window.

Bedroom 3

8'11" x 7'10" (2.74 x 2.41)

Having a radiator, picture rail, wall panelling up to dado rail high and double glazed front window.

Outside

The front offers ample parking on the block paved driveway, hidden storage area for the bins and timber gate leads to the side.

Having a covered sitting area to the side with block paving, security cameras, outside lighting & water supply tap.

The rear is fully enclosed and offers a low maintenance garden area that offers a circular paved central feature patio with slate insert, flower bed, paved path and block paved patio.

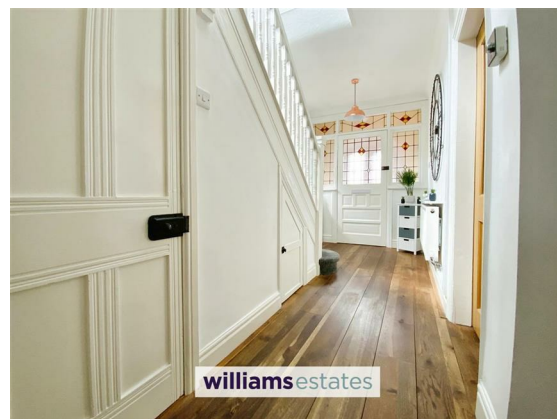
Outbuilding

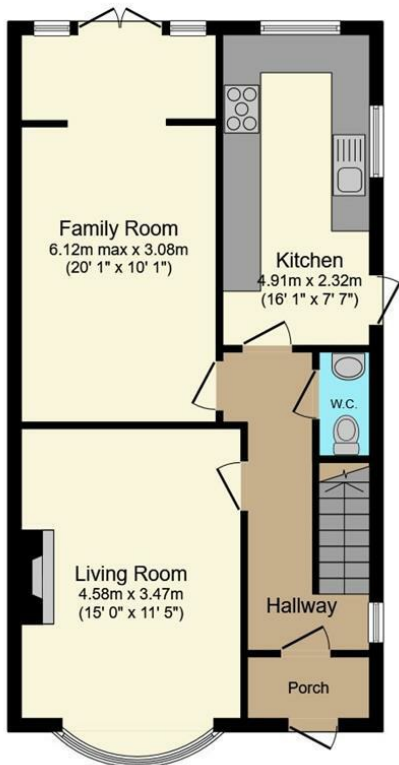
19'0" x 8'5" (5.80 x 2.58)

This room benefits from having wall, base and drawer units, single drainer sink with mixer tap, worktop surfaces with up-stands, plumbing for the washing machine, space for a tumble dryer, mains power sockets, strip lighting, vinyl flooring and double glazed side window.

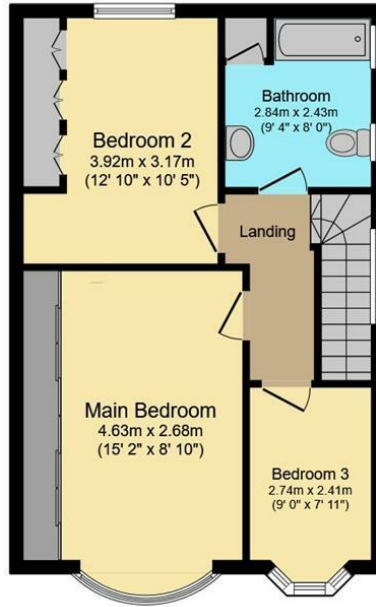
Directions

Proceed onto Wellington Road and head in the direction of Prestatyn. Turn right onto Lynton Walk and this impressive house can be located on your left hand side.

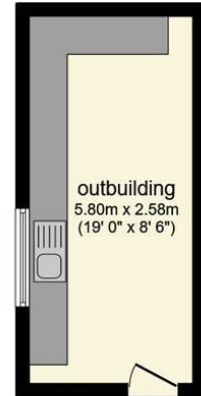




Ground Floor
Floor area 60.5 m² (651 sq.ft.)



First Floor
Floor area 48.4 m² (521 sq.ft.)



Outbuilding
Floor area 15.0 m² (161 sq.ft.)

TOTAL: 123.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.