



**19 Juniper Way, Rhyl, LL18 4GG**

**£148,000**

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**EPC - C72 Council Tax Band - B Tenure - Freehold**



# Juniper Way, Rhyl

## 2 Bedrooms - House - Terraced

This end of terraced house requires some modernising and the accommodation briefly affords the entrance hallway, living room with patio door to a rear conservatory, kitchen and on the upper floor there is the landing, bathroom, two bedroom plus master en-suite shower room. Having sealed unit windows, gas central heating, allocated front parking, gardens and is to be sold with no onward chain. EPC is C72. Freehold. Council tax B.



### Accommodation

Hardwood entrance door providing access into the hallway.

### Hallway

9'10" x 5'10" (3.00 x 1.8 )

Having radiator, stairs to the upper floor and doors to the kitchen & rear lounge.

### Living Room

18'0" max x 13'1" (5.49m max x 3.99m )

Having a radiator, fire surround with gas fire point and double glazed sliding patio door that allow access to the rear conservatory.

### Conservatory

9'1" x 9'2" (2.77 x 2.80 )

Fully double glazed with tiled flooring and double glazed patio doors which give access to the rear enclosed lawned garden.

### Kitchen

10'2" x 6'6" (3.10 x 2.00 )

Fitted with wall, base and drawer units, worktop surfaces over, plumbing for a washing machine, wall mounted gas boiler, single drainer sink and front window.

### First Floor Landing

With storage cupboard, loft hatch and doors off:

### Bedroom 1

10'4" x 9'10" (3.17 x 3.00 )

Having a radiator and front window. Door to the en-suite shower room.

### En-Suite Shower

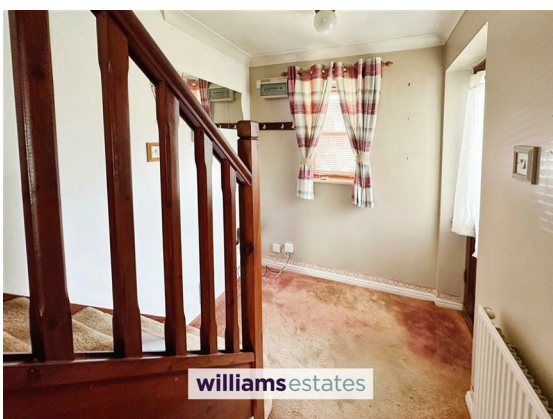
6'10" x 3'3" (2.10 x 1.00)

Comprising of a shower tray, wash hand basin, toilet, radiator and side window.

### Bedroom 2

10'2" x 7'10" (3.10 x 2.40 )

Having a radiator and window looking over the rear garden.



## Bathroom

7'11" x 4'11" (2.42 x 1.50 )

Comprising of a panelled bath, wash hand basin, toilet, radiator and rear window.

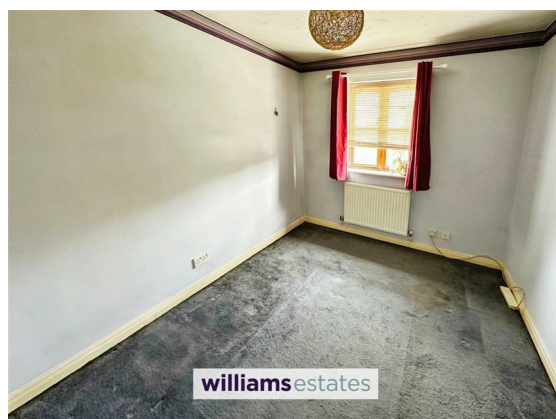
## Outside

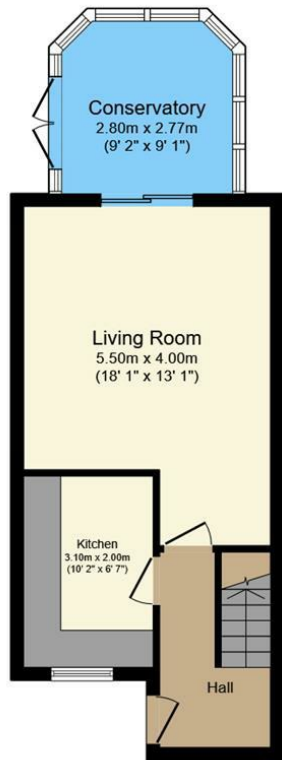
The front offers open plan lawn, driveway and side path to a timber gate which leads to the rear enclosed garden.

To the rear there is a lawned garden with mature plants.

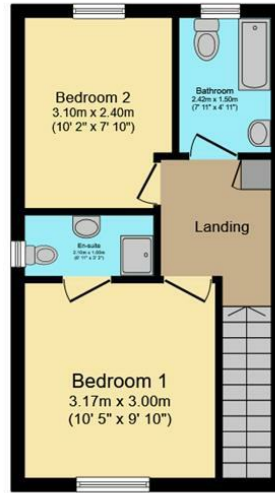
## Directions

Proceed onto Wellington Road and head towards Prestatyn. At the crossroads turn right onto Tynewydd Road, go over the bridge and turn left onto Ffordd Anwyl. Follow the Road into this popular Estate and turn left into Juniper Way.





**Ground Floor**  
Floor area 40.3 m<sup>2</sup> (434 sq.ft.)



**First Floor**  
Floor area 29.9 m<sup>2</sup> (322 sq.ft.)

**TOTAL: 70.2 m<sup>2</sup> (755 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
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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.