



**4 Cae Thorley, Rhyl, Denbighshire, LL18
4FH**

£320,000

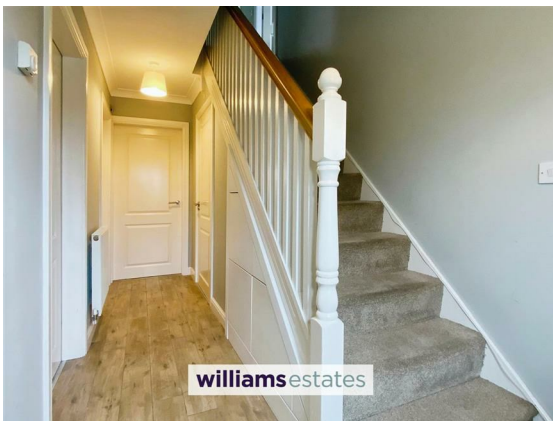
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EPC - C77 Council Tax Band - E Tenure - Freehold

Cae Thorley, Rhyl

4 Bedrooms - House - Detached

Standing on a corner plot, located within the renowned Anwyl development is this detached house, ideal for a growing family the accommodation briefly affords the entrance hallway, downstairs toilet, rear lounge, fitted kitchen with utility plus has a separate dining room. On the upper floor there is the landing, four double bedrooms master having en-suite and a family bathroom. This house benefits from double glazing, gas central heating, driveway, garage and enclosed rear garden plus integral garage. Viewings are highly recommended. EPC is TBC. Freehold. Council tax band E.



Accommodation

Double glazed front door with side window into the hallway.

Hallway

With bespoke under stairs storage drawers, tiled flooring, radiator and stairs to the upper floor.

Ground Floor Toilet

5'6" x 2'10" (1.68 x 0.86)

With pedestal wash hand basin, push button toilet, extractor fan, radiator and tiled flooring.

Lounge

12'7" x 15'7" (3.84 x 4.75)

With TV point, phone point, radiator, wall lights, modern wall mounted electric fire and double glazed french doors giving access to the rear garden.

Dining Room

10'10" x 8'9" (3.30 x 2.67)

With radiator and double glazed bay window to the front.

Kitchen

16'5" x 8'8" (5.01 x 2.66)

Fitted with a range of modern base, wall and drawer units, built in double oven, integral fridge freezer and dishwasher, stainless steel bowl and a half single drainer sink with mixer tap, complementary worktop surfaces, inset spotlights, extractor fan, storage cupboard, radiator, tiled flooring and double glazed window to the rear. Open arched access to the utility room.



Utility Room

5'4" x 5'7" (1.63 x 1.70)

Base and wall units, complementary worktop surfaces, stainless steel sink, void for washing machine, wall mounted boiler, radiator, tiled flooring and double glazed door leading to the side and rear garden.

Landing

With smoke alarm, radiator, airing cupboard and loft access hatch with pull down ladder giving access to a part boarded loft.



Bedroom One

13'6" x 11'8" max (4.11 x 3.56 max)

With TV point, phone point, radiator, built in wardrobes, bedroom furniture and double glazed window to the front.

Ensuite

8'7" x 3'3" (2.62 x 0.99)

With Push button toilet, pedestal wash hand basin, double sized shower enclosure, wall tiling, extractor fan, shaver socket, radiator, inset spotlights, tiled flooring and double glazed window to the side.

Bedroom Two

9'0" x 10'3" (2.74 x 3.12)

With radiator, storage cupboard and double glazed window to the front.

Bedroom Three

9'0" x 11'1" (2.74 x 3.38)

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

Bedroom Four

8'7" x 11'0" (2.62 x 3.35)

With radiator, TV point and double glazed window to the rear.

Bathroom

7'8" x 6'4" (2.34 x 1.93)

Having a white suite comprising pedestal wash hand basin, push button toilet, panelled bath with mixer tap, wall tiling, radiator, shaver socket, inset spotlights, extractor fan, tiled flooring and double glazed window to the rear.

Outside

Open plan front garden with lawned area, double driveway and access to the rear garden.

The rear is fully enclosed by timber fencing and is mainly laid to lawn.

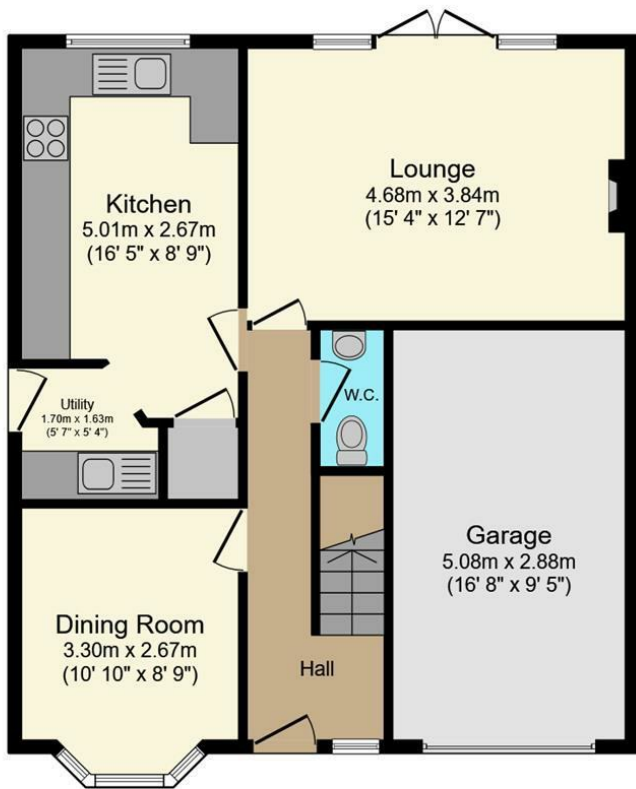
Garage

Up an over door, mains power and personal door to the rear.

Directions

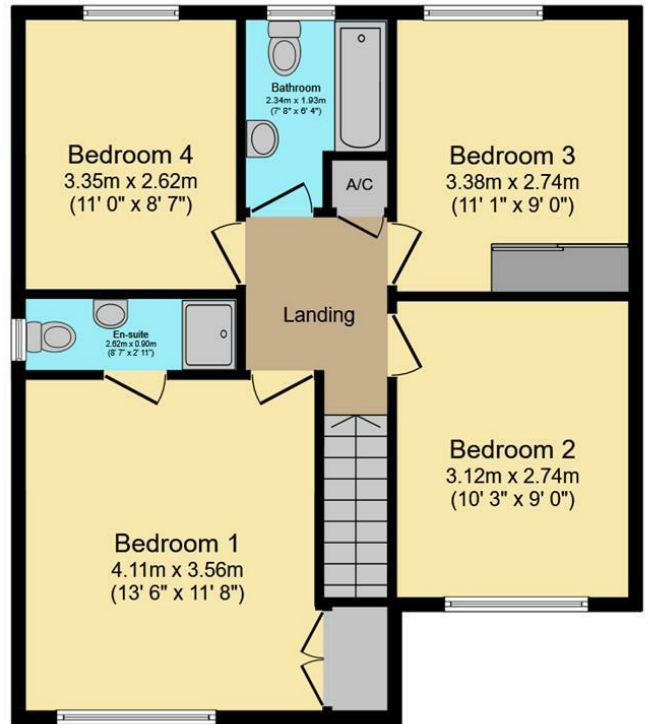
Proceed onto Wellington Road and head towards Grange Road, this leads onto Dyserth Road. Continue to the end of this road turning right on the mini roundabout and proceed onto Ffordd Aberkinsey. Left onto Cae Thorley and this house can be located on the left hand side looking over the green.





Ground Floor

Floor area 64.5 m² (695 sq.ft.)



First Floor

Floor area 59.8 m² (643 sq.ft.)

TOTAL: 124.3 m² (1,338 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		88
(69-80) C	77	
(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.