

**5 Ffordd Elsie, Rhyl, LL18 4FP**

**£339,950**

 4  2  2  B

**EPC - B83**

**Council Tax Band - F**

**Tenure - Freehold**

# Ffordd Elsie, Rhyl

## 4 Bedrooms - House

This spacious, Anwyl built detached house briefly affords the entrance hallway, sitting room, family lounge, open plan kitchen diner, utility room and ground floor toilet. On the upper floor there is a landing, family bathroom plus four double bedrooms with master bedroom having en-suite shower room. Having double glazing, gas central heating, driveway, garage, enclosed sunny aspect rear garden with summer house and large patio area perfect for Alfresco dining. EPC is B83. Freehold. Council tax band F.



### Accommodation

Modern composite front door giving access into the hallway

### Entrance Hallway

Having a grey column radiator, staircase to the upper floor and doors off:

### Sitting Room

10'7" x 8'9" (3.23 x 2.69 )

This room has a radiator, T.v connection and double glazed box bay window with fitted blinds looking over the front.

### Lounge

20'11" x 11'4" (6.38 x 3.47 )

This living room has radiators, T.v connection, double glazed box bay window with fitted blinds to the front plus double glazed french doors that allow access to the rear enclosed garden.



### Open plan Kitchen Diner

16'9" x 11'6" (5.13 x 3.52)

Fitted with two-toned gloss fronted wall, drawer & base units, worktop surfaces over, built in double oven, integral fridge freezer and dishwasher, central breakfast bar, single drainer sink with hose mixer tap, under unit lighting, gas five ring hob with extractor fan over, tiled splash-backs, inset spot lighting, Karndean flooring, T.v connection for a wall hung television, double glazed rear window and to the dining area there is a radiator, under stairs storage cupboard, double glazed corner full length windows and double glazed french doors which lead out onto the rear patio. Door leads to the utility room:

### Utility Room

6'8" x 6'0" (2.04 x 1.83 )

Fitted with a larder unit, worktop surface, plumbing for a washing machine, concealed boiler, Karndean flooring, radiator, double glazed side door plus door giving access to a ground floor toilet.

### Ground Floor Toilet

5'11" x 2'10" (1.81 x 0.87)

Comprising of a pedestal wash hand basin, toilet, radiator, fully tiled walls, mains fuse box, extractor fan and Karndean flooring.



### First Floor Landing

With radiator, loft hatch, storage cupboard and doors off:

### Bedroom 1

13'8" x 10'5" (4.18 x 3.20 )

Fitted white gloss wardrobes, radiator, radiator, T.v connection, double glazed rear window and door to the en-suite shower room.

### En-Suite

7'1" x 6'2" (2.17 x 1.88 )

Comprising of pedestal wash hand basin, toilet, double size shower enclosure, heated towel rail, Karndean flooring, inset spot lights, extractor fan, shaver socket, wall tiles and double glazed rear window.

### Bedroom 2

11'5" x 9'8" (3.50 x 2.95)

With radiator and double glazed front window.

### Bedroom 3

11'9" x 11'7" (3.60 x 3.55)

With radiator and double glazed rear window.

### Bedroom 4

11'6" x 8'10" (3.51 x 2.70 )

Having a radiator and double glazed front window which overlooks the front green, small park plus distant Meliden mountain views.

### Bathroom

7'2" x 5'4" (2.19 x 1.65)

Comprising of a pedestal wash hand basin, toilet, bath, wall tiles, shaver socket, heated towel rail, inset spot lights, Karndean flooring and double glazed window.

### Garage

16'10" x 9'3" (5.14 x 2.82)

Up and over door, mains power & lighting plus double glazed side access door.

### Summer House

8' x 8' (2.44m x 2.44m )

Having French doors, full length windows, mains power & lighting.

### Outside

The front has artificial grass, paved entrance path, side driveway that leads to the garage and timber side gate gives access to the rear garden.

The South facing rear garden offers a spacious paved patio, perfect for Alfresco dining with the main garden being lawned with raised sleepers for flower beds.

At the top of the garden is the added benefit from having a modern timber summer house with mains power.

### Directions

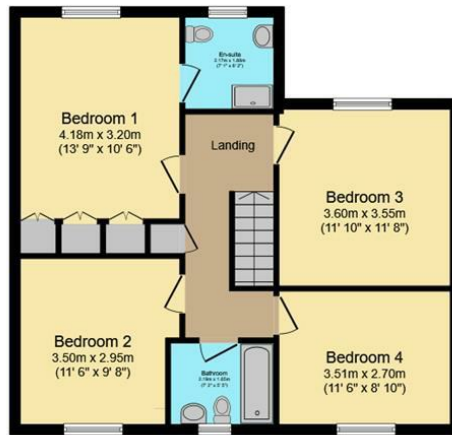
Proceed onto Grange Road that in turn leads onto Dyserth Road. Continue to the Anwyl Ffordd Aberkinsey estate. Follow the road and turn left onto Rhodfa Logan then left again into Ffordd Elsie. On entering turn left and this house can be located opposite the park.





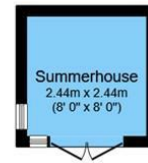
### Ground Floor

Floor area 67.1 m<sup>2</sup> (723 sq.ft.)



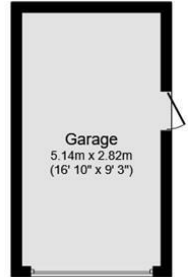
### First Floor

Floor area 65.0 m<sup>2</sup> (700 sq.ft.)



### Outbuilding

Floor area 5.9 m<sup>2</sup> (64 sq.ft.)



### Garage

Floor area 14.5 m<sup>2</sup> (156 sq.ft.)

**TOTAL: 152.6 m<sup>2</sup> (1,643 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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.