



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

**£310,000**

 4  2  1  B

**EPC - B82    Council Tax Band - E    Tenure - Freehold**

# Ffordd Elsie, Rhyl

## 4 Bedrooms - House

This Anwyl built, detached house briefly affords the entrance hallway, ground floor toilet, lounge, open plan kitchen diner with French doors to the rear garden, utility room and on the upper floor there is the landing, family bathroom, four bedrooms plus master en-suite shower room. Having double glazing, gas central heating, integral garage, open plan front garden plus a sunny aspect enclosed rear garden. EPC is B82. Freehold. Council tax E.



### Accommodation

Composite front door with adjacent window leads into the hallway

### Entrance Hallway

Having radiator, stairs to the upper floor and door to the ground floor toilet.

### Ground Floor Toilet

5'6" x 2'10" (1.70 x 0.88)

Comprising of a pedestal wash hand basin, tiled splash-backs, toilet, extractor fan, radiator and tiled floor.

### Lounge

17'4" x 10'8" (5.30 x 3.26 )

Having a radiator, T.v connection and double glazed box bay window to the front.



### Open Plan Kitchen Diner

20'4" x 8'3" (6.21 x 2.54 )

Fitted with gloss fronted wall, base and drawer units, Quartz worktops with matching up-stands, five ring gas hob with extractor fan over, bowl & half sink with mixer tap, double oven, integral fridge freezer and dishwasher, double glazed rear window, inset spot lights plus tiled flooring. To the dining area there is a radiator, door to the utility room plus double glazed French doors which allow access to the rear garden and door which leads to the rear garden.

### Utility Room

8'4" x 5'8" (2.55 x 1.73)

Gloss fronted units with Quartz worktop, sink with mixer tap, plumbing for a washing machine, radiator, tiled flooring, extractor fan and double glazed side door.



### First Floor Landing

With loft hatch and doors off:

### Bedroom 1

13'6" x 10'6" (4.12 x 3.22)

Having a radiator, built in wardrobes, double glazed rear window and door to the en-suite shower room.

### En-Suite Shower Room

8'5" x 4'10" (2.59 x 1.48)

Comprising of a pedestal wash hand basin, toilet, shower enclosure, wall tiles, shaver socket, extractor fan, heated towel rail, tiled flooring and double glazed front window.

### Bedroom 2

12'5" x 9'1" (3.81 x 2.78)

Having a radiator, built in wardrobes and double glazed front window.

### Bedroom 3

10'0" x 7'8" (3.05 x 2.36)

Having a radiator and double glazed rear window.

### Bedroom 4

7'5" x 6'10" (2.28 x 2.09)

With radiator and double glazed rear window.

### Bathroom

8'7" x 7'9" max (2.64 x 2.37 max)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, glass shower screen, extractor fan, wall & floor tiles, heated towel rail, built in airing cupboard, shaver socket, inset spot lighting and double glazed front window.

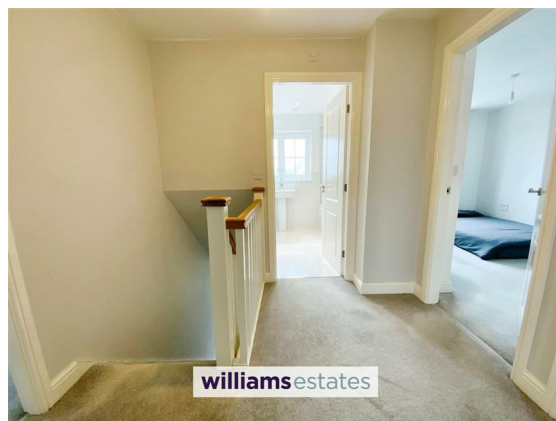
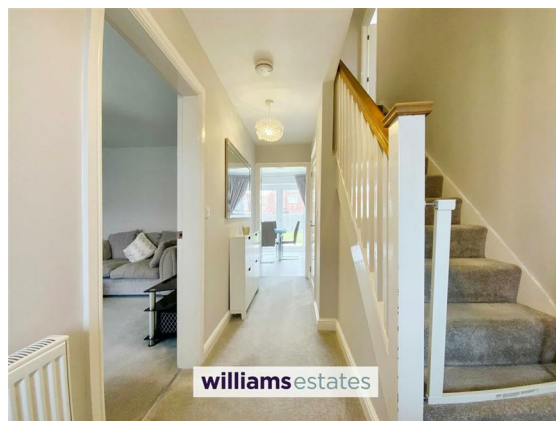
### Outside

Situated within the corner of a quiet cul-de-sac, the front garden offers a driveway that provides ample parking for a number of vehicles and leads up to the garage. The main garden is lawned with side gate giving access to the rear garden.

The South facing rear enclosed garden has a large paved patio, perfect for Alfresco dining and the main garden is lawned, being enclosed by fencing.

### Directions

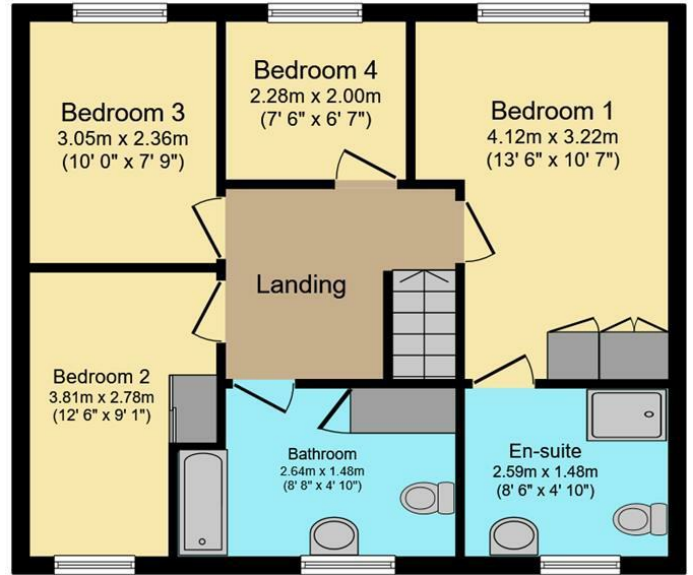
Proceed onto Grange Road that in turn leads onto Dyserth Road. Continue to the Anwyl Ffordd Aberkinsey estate. Follow the road and turn left onto Rhodfa Logan then left again into Ffordd Elsie. On entering turn left and this house can be located opposite the park.





### Ground Floor

Floor area 57.7 m<sup>2</sup> (621 sq.ft.)



### First Floor

Floor area 54.1 m<sup>2</sup> (582 sq.ft.)

TOTAL: 111.8 m<sup>2</sup> (1,203 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>92</b>
(81-91) <b>B</b>	<b>82</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.