

**12 Clement Drive, Rhyl, Denbighshire,  
LL18 4HU**

**£175,000**

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**EPC - C70 Council Tax Band - C Tenure - Freehold**

# Clement Drive, Rhyl

## 3 Bedrooms - House - Semi-Detached

This semi detached house is situated close to local amenities and the accommodation briefly affords the entrance hallway, lounge with access to the rear kitchen diner. On the upper floor there is the landing, family bathroom plus three bedrooms. Having double glazing, gas central heating, front garden with driveway & rear garden. EPC is C70. Freehold. Council tax band is C.



### Accommodation

Composite front door gives access into the Hallway.

### Entrance Hall

With stairs to the upper floor landing and double doors provide access into the Lounge.

### Lounge

15'4" to bay x 11'3" (4.67 to bay x 3.43)  
With a radiator, laminate flooring, built in under stairs storage cupboard, double glazed bay window overlooking the front of the property and door leading into the kitchen diner.

### Kitchen Diner

14'6" x 8'8" (4.42 x 2.64)  
Fitted with wall, base and drawer units, complimentary worktop surfaces over, stainless steel one and a half bowl single drainer sink with mixer tap, built-in oven with gas hob with chimney extractor hood over, voids for fridge freezer, plumbing for a washing machine, tiled walls, vinyl flooring and radiator. Double glazed window & double glazed french doors onto the rear patio.

### Landing

Double glazed window to the side of the property, loft hatch access .

### Bathroom

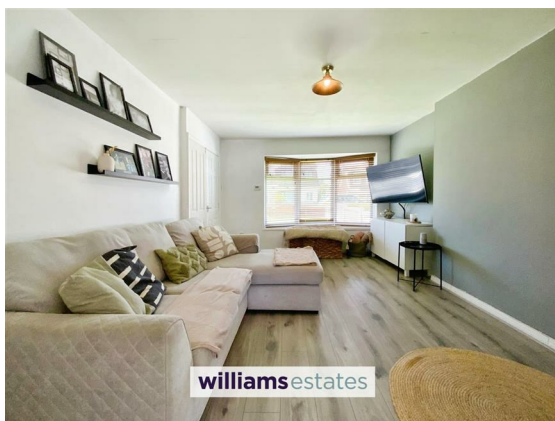
5'10" x 5'5" (1.78 x 1.65)  
Having a modern three piece suite in white comprising; push button toilet, wash hand basin set in a vanity unit with storage beneath and panelled bath with direct flow shower over. Tiled walls, tiled flooring, chrome heated towel rail and obscured double glazed window.

### Bedroom One

13'11" x 8'5" (4.24 x 2.57)  
With a radiator and double glazed window to the front of the property.

### Bedroom Two

10'3" x 8'4" (3.12 x 2.54)  
With a radiator and double glazed window to the rear of the property.



### Bedroom Three

10'1" x 5'10" (3.07 x 1.78)

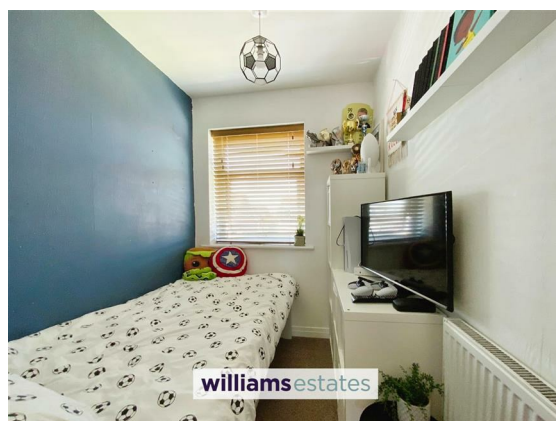
With an airing cupboard housing the central heating boiler, radiator and double glazed window to the front of the property.

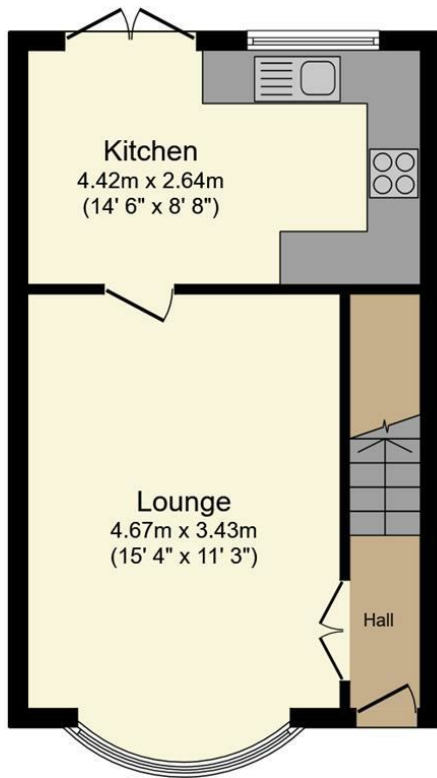
### Outside

The property has the benefit of driveway parking to the front along with a small lawn, the rear is well enclosed by way of timber fencing and has a patio area, with step leading to the lawn.

### Directions

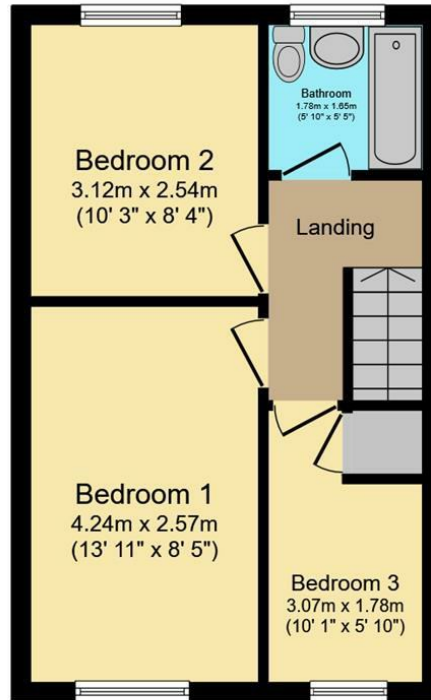
From the Rhyl Office proceed up Bodfor Street, go right onto Wellington Road and right again onto the High Street, continue along over the railway bridge onto Vale Road and as you approach the shell garage take the second left turn onto Trellewelyn Road, follow the road along taking the first exit at the round about, Clement Drive is on the right hand side.





### Ground Floor

Floor area 33.9 m<sup>2</sup> (364 sq.ft.)



### First Floor

Floor area 32.7 m<sup>2</sup> (352 sq.ft.)

**TOTAL: 66.6 m<sup>2</sup> (716 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>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</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.