



60 Trellewelyn Road, Rhyl, LL18 4NB

£189,950

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EPC - C69 Council Tax Band - C Tenure - Freehold

Trellewelyn Road, Rhyl

3 Bedrooms - House

This semi detached house is located close to all local amenities and the accommodation affords the entrance porch, hallway, fitted kitchen with access to a rear conservatory, ground floor toilet and dining room with open access to the front lounge. On the upper floor there is the landing, modern shower room plus three bedrooms. Having double glazing, gas central heating, front driveway and a good size rear enclosed garden. EPC is C69 is tbc. Freehold. Council tax band is C.



Accommodation

Composite front door giving access into the entrance porch

Entrance Porch

With quarry tiled flooring and glazed door that leads into the hallway

Hallway

Having laminate flooring, radiator, stairs to the upper floor, under stairs storage and open access to the kitchen

Modern Kitchen

9'10" x 8'3" (3.02 x 2.52)

Fitted with wall, base and drawer units, worktop surfaces, built in oven, electric hob, tiled splash-backs, single drainer sink with mixer tap, plumbing for a washing machine, integral under counter fridge & freezer, laminate flooring, extractor fan, double glazed side window. Glazed door provides access into a spacious rear conservatory.



Conservatory

13'5" x 10'5" (4.11 x 3.20)

Fully double glazed with blinds, power sockets, wall lights, tiled effect laminate flooring, radiator, double glazed French doors that give access to the rear enclosed garden. Double glazed side door plus door to a handy ground floor toilet.

Ground Floor Toilet

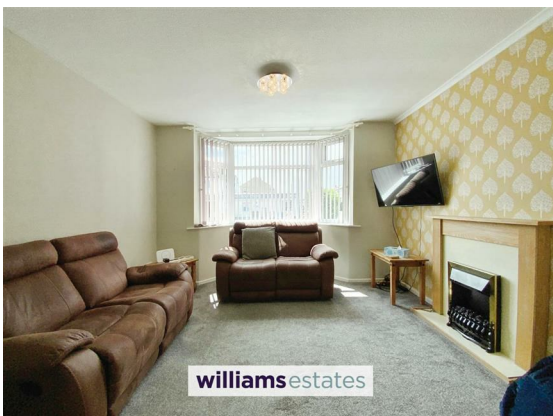
4'0" x 3'8" (1.23 x 1.13)

With toilet, tiled walls & flooring plus double glazed side window.

Dining Room

13'4" x 10'2" (4.08 x 3.11)

Having laminate flooring, radiator, double glazed French doors to the conservatory plus open plan access to the front lounge.



Lounge

11'11" x 11'5" (3.64 x 3.48)

Having laminate flooring, radiator, T.v connection, fire surround with electric fire and double glazed bay window looking over the front garden.

First Floor Landing

Turned stairs give access to the landing, with double glazed side window, loft hatch and doors off:

Bedroom 1

13'5" x 9'8" (4.11 x 2.96)

With radiator, built in storage cupboards and double glazed rear window.

Bedroom 2

9'10" x 9'10" (3.01 x 3.00)

With radiator and double glazed front window.

Bedroom 3

8'8" x 7'11" (2.66 x 2.42)

Having a radiator and double glazed front window.

Modern Shower Room

7'4" x 7'4" (2.26 x 2.26)

Comprising of a vanity wash hand basin, modern toilet unit, corner fitted shower enclosure with wall panelling, extractor fan, inset spot lights, fully tiled walls, modern radiator, tiled flooring, double glazed window and built in storage cupboard housing the boiler.

Outside

The front offers a driveway for off road parking with additional gravelled hardstanding area, raised gravelled garden feature and timber gates to the side give access to the good size rear enclosed garden.

To the rear there is patio areas, main lawn with flower beds on each side and is fully enclosed by fencing.

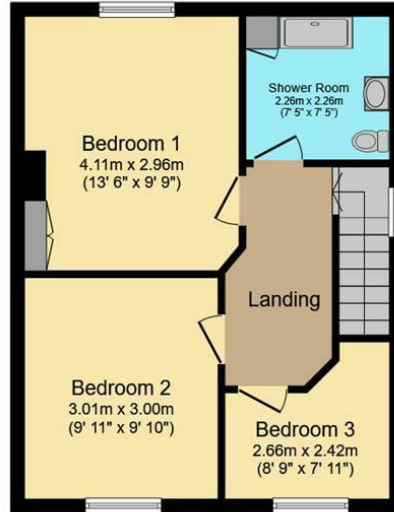
Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Just after the petrol station, turn left onto Trellewelyn Road. This house can be located opposite the shop.





Ground Floor
Floor area 64.0 m² (689 sq.ft.)



First Floor
Floor area 43.4 m² (467 sq.ft.)

TOTAL: 107.4 m² (1,156 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) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.