

**Flat 10, Kinmel Court, 20 Kinmel Street,
Rhyl, LL18 1AL**

£55,000

 2  1  1  E

EPC - E53

Council Tax Band - A

Tenure - Leasehold

Kinmel Street, Rhyl

2 Bedrooms - Flat

Cash buyers - This top floor apartment is located close to Rhyl train & Bus station as well as being within walking distance into Rhyl Town Centre. The accommodation affords the hallway, bathroom, lounge, kitchen with no fitted units, space to dine and two small bedrooms. Having gas central heating this apartment will be sold with no onward chain. EPC is E53. Leasehold. Council tax is A.



Accommodation

From the communal entrance this top floor apartment has a front door giving access into the hallway.

Hallway

Having tiled effect laminate flooring, built in meter cupboard, door intercom phone, smoke alarm, loft hatch and doors off:

Lounge

15'11" x 9'10" (4.86 x 3.00)

Having laminate flooring, radiator, power sockets, apex roof with exposed beams plus window to the front.

Bathroom

6'10" x 5'5" (2.09 x 1.67)

Comprising of a pedestal wash hand basin, toilet, bath with electric shower over, wall tiles, radiator, extractor fan and vinyl flooring.

Kitchen

13'11" x 9'11" (4.25 x 3.03)

Having two side windows, wall mounted boiler, tiled effect laminate flooring exposed beams with slated ceiling and cooker point. No units fitted!

Bedroom 1

11'4" x 7'3" (3.46 x 2.23)

With laminate flooring, slanted ceiling with exposed beam, window and radiator.

Bedroom 2

9'11" x 6'7" (3.03 x 2.03)

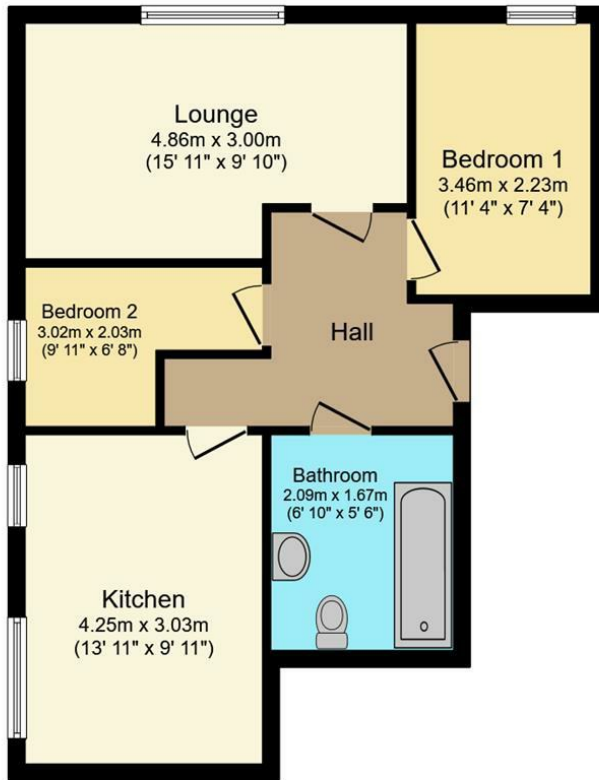
Having slanted ceiling with exposed beam, laminate flooring, radiator and window.

Directions

From our office - by foot cross over the road and this flat is located on the top floor of the corner building near the Train Station.







Floor Plan

Floor area 53.8 m² (579 sq.ft.)

TOTAL: 53.8 m² (579 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		80
(69-80) C		
(55-68) D	53	
(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.