



**22 Hazel Court, Rhyl, LL18 4GE**

**£279,950**



**EPC - null**

**Council Tax Band - D**

**Tenure - Freehold**

# Hazel Court, Rhyl

## 3 Bedrooms - House - Detached

A beautifully presented, three bedroom detached family home, situated in a sought after location. The property briefly comprises of an entrance hall, lounge, dining room through to conservatory, playroom/study, kitchen, utility and WC. The first floor accommodation offers three bedrooms, master with en suite and family bathroom. Outside benefits ample driveway parking and enclosed rear garden. Council Tax Band D. Freehold. EPC rating TBC.



### Accommodation

Via a double glazed door opening into the hallway.

### Hallway

With door opening into the lounge.

### Lounge

15'6" x 13'1" (4.73 x 4.0)

With coved ceiling, double radiator and double glazed box bay window to the front.

Door through to dining room

### Dining Room

14'5" x 8'2" (4.40 x 2.50)

Having coved ceiling, double radiator, high gloss timber effect laminate flooring, open access through to conservatory and stairs off to first floor accommodation.

### Conservatory

9'2" x 8'7" (2.80 x 2.64)

Being fully double glazed, high gloss timber effect laminate flooring and double doors opening onto the rear garden.

### Kitchen

9'10" x 8'3" (3.0 x 2.53)

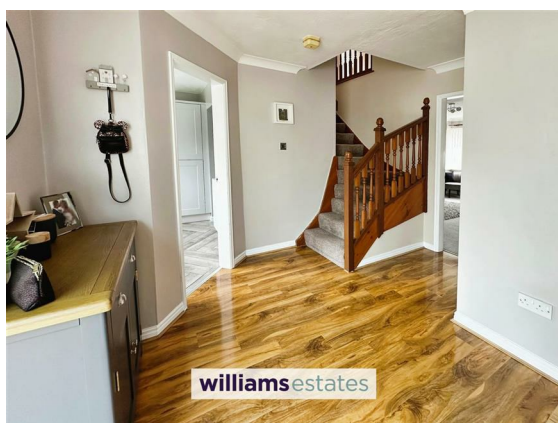
Fitted with a range of wall, drawer and base units, complementary worktop surfaces, one and a half bowl single drainer sink with mixer tap, built in oven with four ring induction hob and extractor hood above, integrated dishwasher, fridge & freezer, radiator, tiled floor and double glazed window to the rear. Open through to utility room

### Utility

With integrated washing machine, wall and base units, tiled floor and double glazed door to the side.

### W.C

Comprising of a low flush WC, vanity wash hand basin, radiator, tiling to half level and double glazed window to the side.



### Inner hallway

With built in cupboards housing the central heating boiler, vent for condensing tumble dryer and space for additional fridge or freezer.

### Playroom/Study

11'5" x 8'2" (3.5 x 2.5)

With radiator, high gloss timber effect laminate flooring and double glazed window to the front.

### Stairs to Landing

### Landing

With storage cupboard, radiator and double glazed window to the side.

### Bedroom 1

13'5" x 10'2" (4.10 x 3.10)

Having fitted wardrobes, radiator and double glazed window to the front. Door to en-suite

### En-Suite

8'0" x 5'1" (2.44 x 1.55)

Comprising of a modern shower with glass screen, wall hung wash hand basin in vanity unit, WC, heated towel rail, wall panelling, tiled floor and double glazed window to the front.

### Bedroom 2

11'3" x 8'11" (3.43 x 2.74)

With built in wardrobe, double radiator and double glazed window to the rear.

### Bedroom 3

11'6" x 8'4" (3.52 x 2.56)

With double radiator and double glazed window to the rear.

### Bathroom

8'2" x 5'9" (2.5 x 1.77)

Comprising of a panelled bath, wash hand basin, WC, double radiator, tiled floor, floor to ceiling tiling and double glazed window to the side.

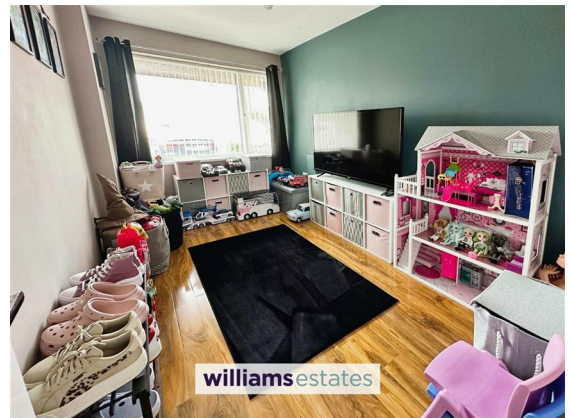
### Outside

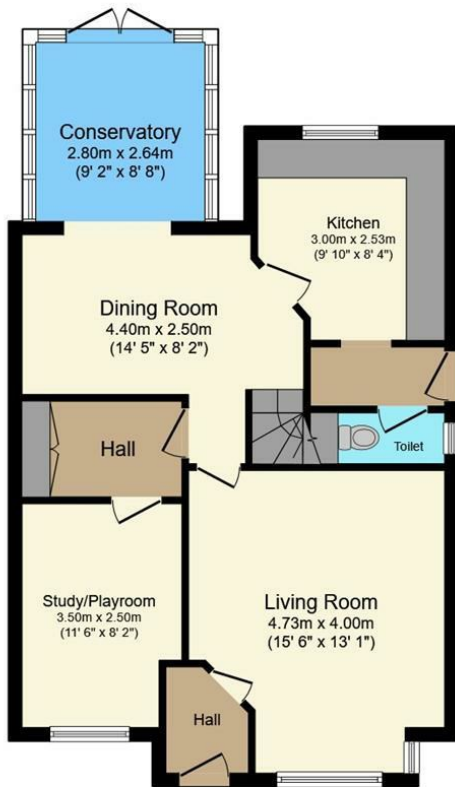
A larger than average drive provides a turning area and parking for several vehicles. The front garden is laid to lawn with side access gate to the rear.

The rear garden is enclosed, mainly laid to lawn and offers resin pathway and patio area.

### Directions

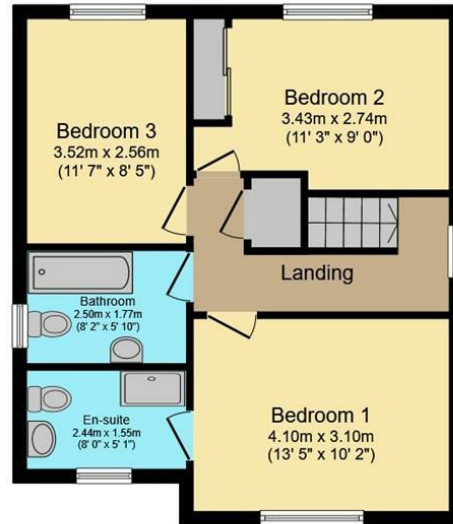
Proceed along Wellington Road towards Prestatyn. At the crossroads turn right onto Tynewydd Road then left into Ffordd Anwyl, then right onto Hazel Court.





### Ground Floor

Floor area 65.7 m<sup>2</sup> (708 sq.ft.)



### First Floor

Floor area 49.1 m<sup>2</sup> (528 sq.ft.)

TOTAL: 114.8 m<sup>2</sup> (1,236 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>		
(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.

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