

williams estates



11 Morlan Park, Rhyl, LL18 3EG

Auction Guide £200,000

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EPC - D65 Council Tax Band - C Tenure - Freehold

Morlan Park, Rhyl

6 Bedrooms - House - Terraced

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

This spacious 6 bedroomed - terraced house has been fully updated and is located within walking distance to the beach and Rhyl Town Centre. The accommodation affords the entrance porch, hallway, lounge, sitting room and open plan modern kitchen diner. On the second floor there is the split level landing, separate toilet, family bathroom plus four bedrooms. On the top floor there is a spacious shower room plus two additional bedrooms. EPC is 65D. Freehold. Council tax band is C.



AUCTION NOTES

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Accommodation

Feature timber front door giving access into the entrance porch

Entrance porch

6'0" x 6'0" (1.84 x 1.83)

Having decorative mosaic flooring and glazed door leading into the L-shaped hallway

Hallway

Having a radiator, under stairs storage cupboard, stairs to the first floor accommodation and doors off:

Front Lounge

15'3" x 13'7" (4.65 x 4.16)

Having picture rail, coved ceiling, radiator, feature fire surround and double glazed bay window to the front

Sitting Room

14'8" x 13'8" (4.48 x 4.19)

This additional reception room has coved ceiling, picture rail, radiator, feature fire surround, double glazed window and glazed door that allows access to the rear enclosed garden.

Open plan Kitchen Diner

21'8" x 12'9" (6.61 x 3.89)

Newly fitted pebble grey, gloss fronted wall, base and drawer units, worktop surfaces, single drainer sink with mixer tap, plumbing for a washing machine, built in oven, electric hob with extractor fan over, tiled splash-backs, void for a fridge freezer, double glazed rear window and back door, vinyl flooring and to the dining room there is a radiator, concealed boiler plus double glazed side window.



First Floor Landing

Split level landing with radiator, coved ceiling, under stairs storage cupboard, door giving access to a turned staircase that leads up to the third floor landing and doors off:

Separate Toilet

4'9" x 2'8" (1.45 x 0.83)

With push button toilet, wall tiles, radiator and vinyl flooring.

Bathroom

9'3" x 5'10" (2.82 x 1.78)

Comprising of a pedestal wash hand basin, toilet, bath with mixer shower and shower enclosure, wall tiles, loft hatch, radiator, laminate flooring plus two double glazed side windows.

Bedroom 1

15'3" x 13'7" (4.65 x 4.16)

Having coved ceiling, radiator, feature fire surround and double glazed bay window to the front.

Bedroom 2

14'7" x 13'8" (4.47 x 4.18)

Having coved ceiling, radiator, fire surround and double glazed rear window.

Bedroom 3

12'11" x 12'3" (3.96 x 3.74)

This rear bedroom has a radiator, fire surround and double glazed rear window.

Bedroom 4

12'9" x 6'0" (3.91 x 1.84)

This single bedroom has a radiator and arch shaped double glazed front window.

Second Floor Landing

As mentioned stairs from the first floor landing lead up to the top floor landing:

Shower Room

8'5" x 7'11" (2.59 x 2.42)

Comprising of a pedestal wash hand basin, toilet, walk in triple size shower with fixed glass shower screen, modern wall tiles, extractor fan, radiator and vinyl flooring.

Bedroom 5

15'0" x 10'10" (4.58 x 3.31)

This spacious bedroom has a fire surround, radiator, double glazed rear window and walk in storage.

Bedroom 6

12'8" x 9'10" (3.88 x 3.01)

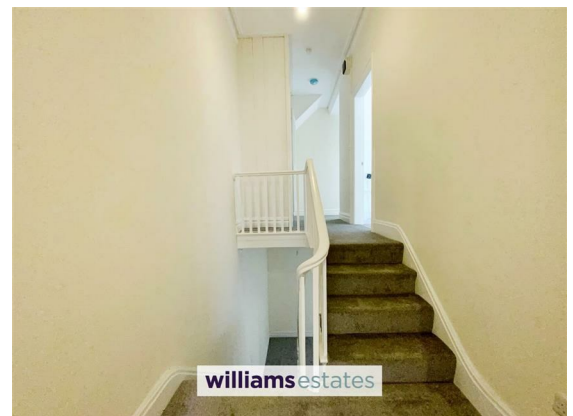
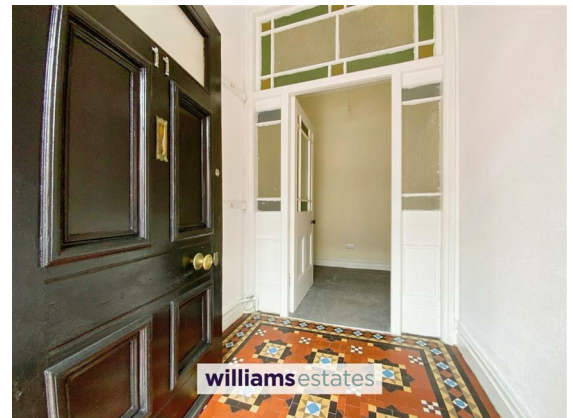
Having radiator, fire surround and double glazed front window.

Outside

The front offers a small enclosed front garden and to the rear there is a lawned garden with slate chipped patio and benefits from a rear access gate and built storage shed.

Directions

Proceed onto Wellington Road and head toward Prestatyn. After passing the Church turn left onto Bath Street then right into Morlan Park, this house can be located on the far left hand side.

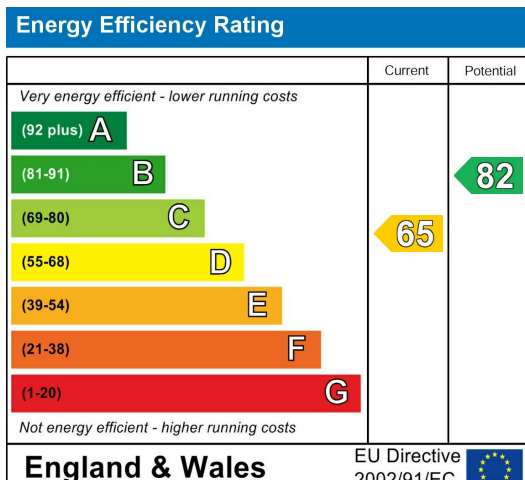




TOTAL: 217.2 sq.m. (2,338 sq.ft.)

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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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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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