



williams estates



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**30 North Drive, Rhyl, Denbighshire,
LL18 4SP**

£278,000

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EPC - D66

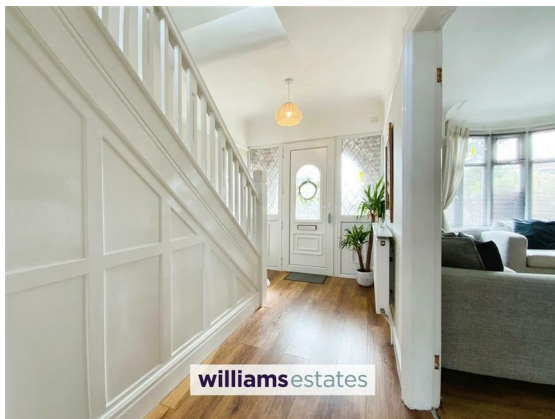
Council Tax Band - D

Tenure - Freehold

North Drive, Rhyl

4 Bedrooms - House

A beautifully presented four-bedroom semi detached property, situated in a much sought after position of South Rhyl, close to all local amenities and transport links. The property briefly affords the wide entrance hallway, front lounge, open plan kitchen/diner and family room. On the upper floor there is the landing, modern family bathroom, four bedrooms plus en-suite facility off bedroom two. Outside offers ample driveway parking, car charging power supply, detached garage and a good size rear enclosed garden with summer house. Also this property benefits from having gas central heating and double glazing. EPC rating is 66D. Freehold. Council tax D.



Accommodation

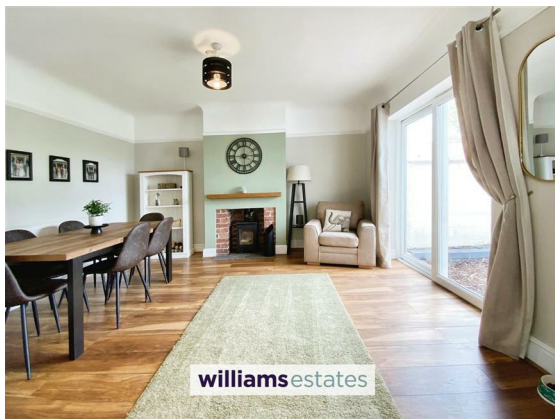
Via a double glazed door with matching side panels opens into the entrance hall.

Entrance Hall

Having under stairs storage cupboard, laminate flooring, picture rail, radiator and feature diamond shaped double glazed window to the side. Stairs to first floor accommodation

Living Room

14'1" to bay x 12'0" (4.29 to bay x 3.66)
Having feature fire surround with electric fire, coved ceiling, TV connection point, picture rail, radiator and double glazed bay window to the front.



Open Plan Kitchen/Diner & Sitting Room

18'11" max x 19'7" max (5.77 max x 5.97 max (5.76 x 5.98))
Fitted with a range of modern, cream gloss, wall drawer and base units and complementary worktop surfaces, wine rack, breakfast bar, built in oven and gas hob with extractor fan over, bowl and a half single drainer sink with mixer tap, integrated fridge freezer and dishwasher, plumbing for washing machine, concealed central heating boiler and double glazed window and door to the rear. Space to dine, double glazed side window and open access though to the family room, offering radiator, log burner with exposed brickwork, TV connection point and double glazed sliding doors to the garden.



Landing

With radiator, double glazed window to the side and loft hatch to a spacious loft that is insulated.

Bedroom 1

14'7" to bay x 11'2" (4.45 to bay x 3.40)
Having radiator and double glazed bay window to the front.

Bedroom 2

13'10" x 8'4" (4.22 x 2.54)
Having radiator and double glazed window to the rear. Door into the en-suite

En-suite

Comprising of a pedestal wash hand basin, shower enclosure, low flush WC, wall tiling, extractor fan, tiled flooring and radiator.

Bedroom 3

8'6" x 8'4" (2.59 x 2.54)

Having radiator and double glazed window to the rear.

Bedroom 4

7'11" x 7'5" (2.41 x 2.26)

Having radiator and double glazed window to the front.

Bathroom

9'8" x 4'9" (2.97 x 1.46)

Comprising of a vanity wash hand basin, toilet, L-shaped panelled bath with shower over, glass shower screen, wall and floor tiling, extractor fan, modern radiator and two double glazed windows to the side.

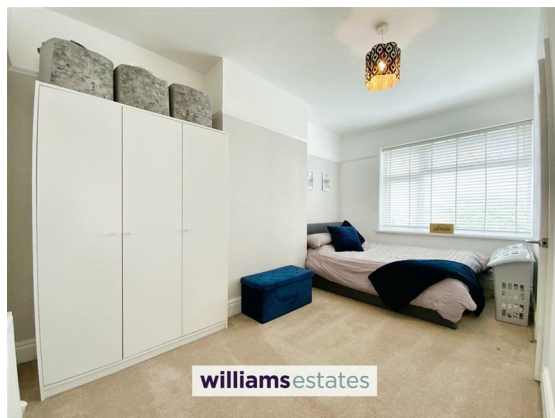
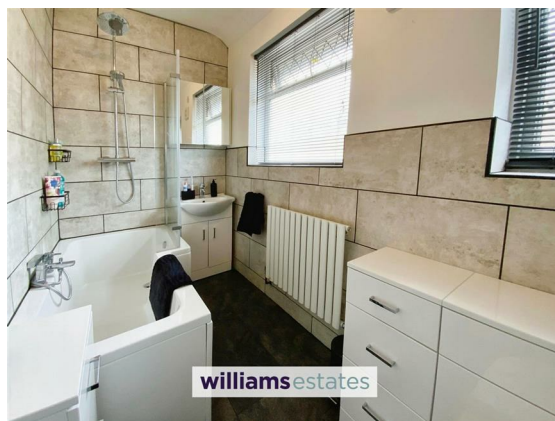
Outside

The front offers block paved driveway providing ample off road parking and in turn leads to the garage. Car charging power point and side access to the rear.

The rear garden is mainly laid to lawn with paved patio area and corner decked terrace with summer house. Also benefiting outside water tap and lighting.

Directions

Proceed onto Vale Road, which in turn leads to Rhuddlan Road. Turn left onto The Boulevard and then left onto North Drive - the property can be located on the right hand side.

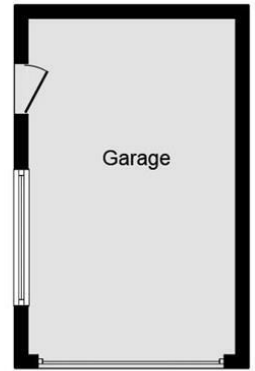




Ground Floor



First Floor



Garage

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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.