



**29 St. Margarets Drive, Rhyl,
Denbighshire, LL18 2HY**

Offers Over £180,000

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EPC - C74 Council Tax Band - C Tenure - Freehold

St. Margarets Drive, Rhyl

3 Bedrooms - House - Semi-Detached

This semi detached house briefly affords the entrance hall, open plan lounge with stairs to the upper floor & open access to a dining room, modern fitted kitchen, utility room plus ground floor toilet. On the upper floor there is the landing, family bathroom, three bedrooms plus master en-suite shower room. Having double glazing, gas central heating, front driveway, attached garage and sunny aspect enclosed patio & lawned garden. EPC is C74. Freehold. Council tax band is C.



Accommodation

Double glazed front door giving access into the hallway.

Hallway

With radiator and door to the lounge.

Lounge

14'8" x 11'7" (4.48 x 3.55)

Open plan living room with stairs to the upper floor, under stairs storage cupboard, radiator, T.v connection, double glazed front window and open plan access to the dining room.

Dining Room

9'0" x 7'11" (2.76 x 2.43)

Having a radiator and double glazed sliding doors that provide access to the rear garden.

Kitchen

9'0" x 8'8" (2.76 x 2.65)

Fitted with modern wall, base and drawer units, worktop surfaces, single drainer sink with mixer tap, built in oven, gas hob with splash-back and extractor fan over, wall tiles, space for fridge freezer, double glazed rear window, radiator and door to the utility room.

Utility Room

5'11" x 4'9" (1.81 x 1.47)

With worktop surface, base unit, plumbing for a washing machine, plumbing for a dishwasher, radiator, wall mounted boiler, double glazed rear door and door leading into the ground floor toilet.

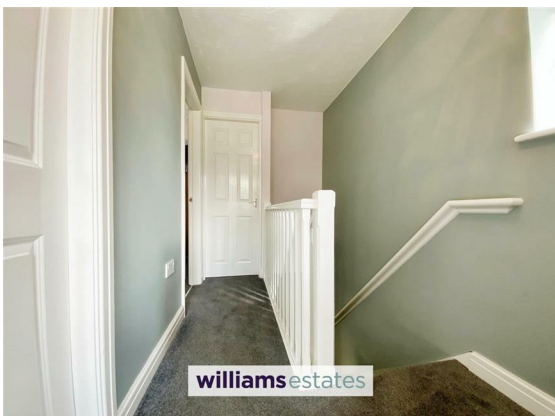
Grond Floor Toilet

5'3" x 2'7" (1.61 x 0.80)

Comprising of a pedestal wash hand basin, toilet, radiator and extractor fan.

First Floor Landing

With double glazed side window and doors off:



Bathroom

6'4" x 6'0" (1.94 x 1.84)

Comprising of a pedestal wash hand basin, toilet, bath with mixer tap, half tiled walls, vinyl flooring, radiator, extractor fan and double glazed rear window.



Bedroom 1

11'10" x 8'6" (3.62 x 2.61)

Having a radiator, double glazed front window and door to the en-suite shower room.

En-Suite

8'5" x 2'8" (2.59 x 0.82)

Comprising of a space saving pedestal wash hand basin, toilet, shower enclosure, extractor fan, radiator and vinyl flooring.

Bedroom 2

9'0" x 7'6" (2.76 x 2.31)

Having a radiator, loft hatch and double glazed rear window.



Bedroom 3

8'3" x 5'6" (2.53 x 1.69)

This small box room has a a timber frame for a single mattress and double glazed front window.

Outside

The front offers a driveway that leads to the attached garage and the main front garden is lawned.

The rear offers a sunny aspect with & gravelled area patio area and lollipop dividing fence with gated access to the lawn.

Garage

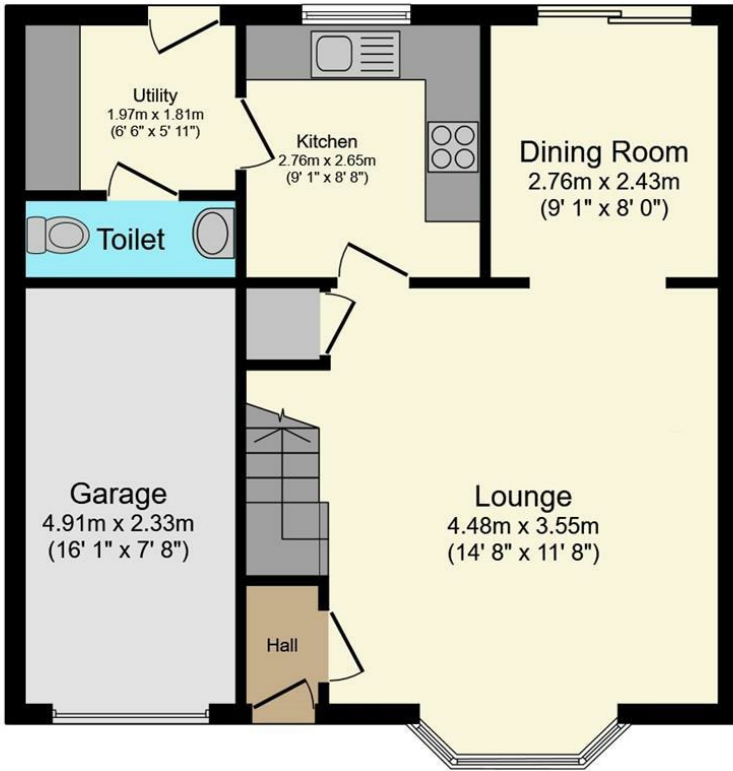
16'1" 7'7" (4.91 2.33)

Up and over door.

Directions

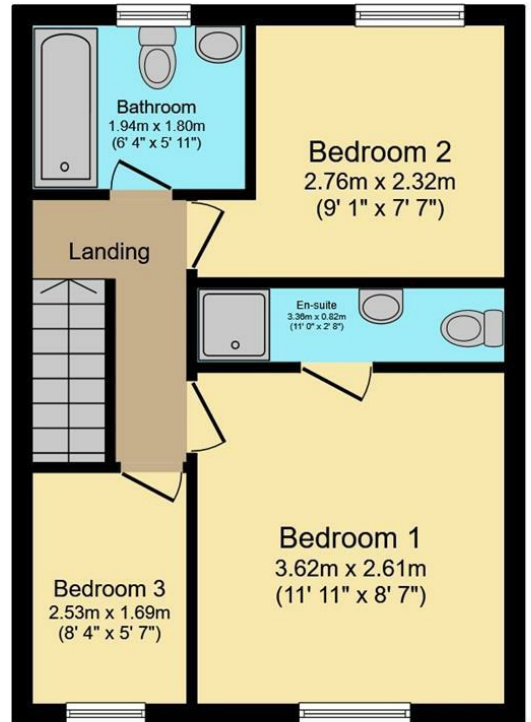
Proceed onto Vale Road which leads onto Rhuddlan Road. Turn right opposite the petrol station and proceed onto St Margarets Drive. This house can be located on your right.





Ground Floor

Floor area 56.9 m² (612 sq.ft.)



First Floor

Floor area 38.1 m² (410 sq.ft.)

TOTAL: 95.0 m² (1,022 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		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 369444

Rhyl@williamsestates.com

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.