

# williams estates



**173 Rhyl Coast Road, Rhyl,  
Denbighshire, LL18 3US**

**£185,000**

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**EPC - D68    Council Tax Band - C    Tenure - Freehold**

# Rhyl Coast Road, Rhyl

## 3 Bedrooms - House - Semi-Detached

This semi detached house has been re-furnished and is ready to move in. The accommodation briefly affords the entrance porch, hallway, lounge, kitchen, rear hall with access to a sun room & dining room, ground floor toilet / wet room. On the upper floor there is the modern bathroom plus three bedrooms. Having double glazing, gas central heating, rear driveway & garage. EPC is D 68. Freehold, Council tax band C.

### Accommodation

Double glazed French doors give access into the porch.

### Entrance Porch

Having a wall mounted boiler, tiled flooring and timber door providing access into the hallway.

### Hallway

Having a feature double glazed side window, stairs to the upper floor, under stairs storage cupboard and radiator.

### Lounge

14'2" x 12'1"

Having a tiled fire surround with electric fire, radiator, picture rail and double glazed bay window to the front.

### Dining Room

11'10" x 11'5"

This versatile room has a radiator, modern fire surround with living flame effect gas fire, picture rail, study area with worktop surface and double glazed rear window plus radiator beneath, double glazed door to the rear hall. Door giving access to a ground floor toilet & wet room.

### Ground floor toilet & wet room

5'11" x 5'5"

Comprising of a wall mounted wash hand basin, toilet and shower area with half bi-folding shower screen, wall tiles, radiator, extractor fan and double glazed rear window.

### Kitchen

8'4" x 6'11"

Fitted with gloss fronted wall, base and drawer units, worktop surfaces, single drainer sink with mixer tap, tiled splash-backs, eye level built in double oven, gas hob, vinyl flooring, extractor fan, double glazed window & open access to the rear hallway.

### Rear Hallway

5'10" x 6'2"

With vinyl flooring, radiator and glazed door leading to the side sun room.

### Sun Room

11'9" x 7'3"

Timber framed conservatory, radiator front & rear doors.

### First Floor Landing

With loft access and double glazed side window.

### Bedroom 1

12'2" x 11'6"

Having decorative fire surround, radiator and double glazed front window which benefits from having views over Rhyl Golf Club and distant sea views.

### Bedroom 2

11'9" x 11'5"

Having a fire surround, radiator and double glazed rear window.

### Bedroom 3

9'1" x 6'11"

Having a double glazed front window with views.

### Bathroom

6'10" x 5'10"

Comprising of a modern vanity wash hand basin with drawers beneath, toilet, bath with mixer shower attachment, glass shower screen, grey wall tiles, white gloss wall unit, wall cabinet with mirrors, vinyl flooring, extractor fan and double glazed side window.



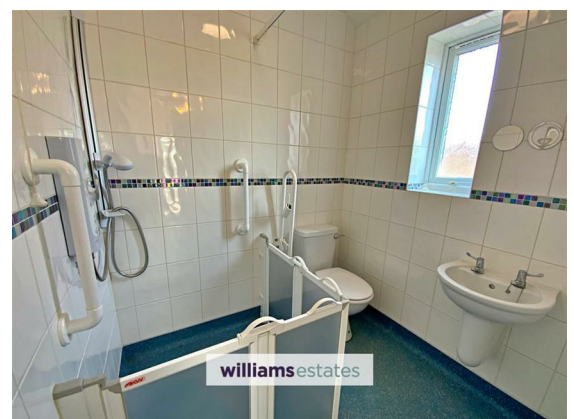
## Outside

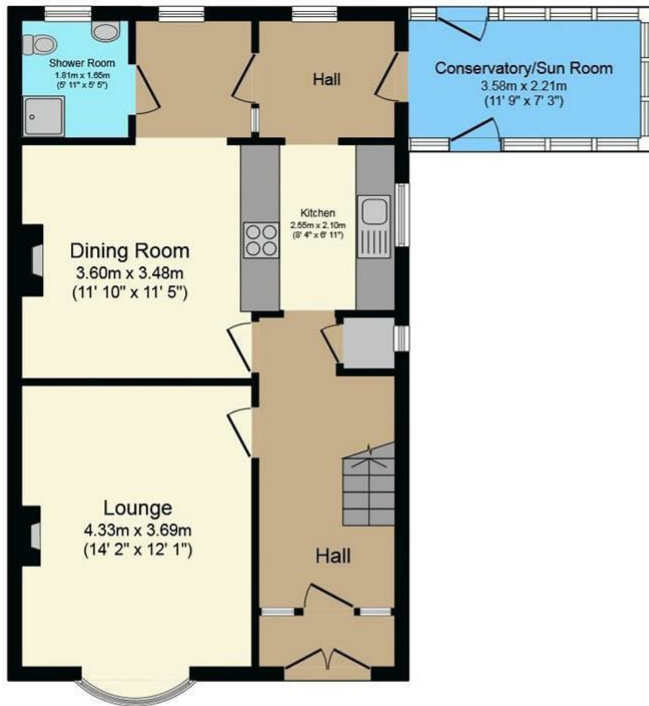
Situated on a corner plot, the front has mature shrubs & trees with side access to the rear garden.

From the side there is a rear driveway and older garage, storage shed and the main garden is lawned with removable ramp.

## Directions

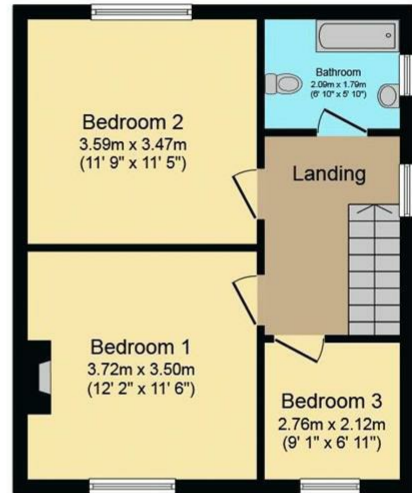
Proceed onto Wellington Road and head toward Prestatyn. Continue over the crossroads onto Rhyl Coast Road and this house can be located on your right hand side and on the corner of Brynhedydd Road.





### Ground Floor

Floor area 64.6 sq.m. (695 sq.ft.) approx



### First Floor

Floor area 40.7 sq.m. (438 sq.ft.) approx

Total floor area 105.3 sq.m. (1,133 sq.ft.) approx

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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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