



3 Hammond Court, Rhyl, LL18 2PJ

£310,000

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EPC - C69

Council Tax Band - F

Tenure - Freehold

Hammond Court, Rhyl

5 Bedrooms - House - Detached

This detached house offers substantial living accommodation which briefly comprises of an entrance hall, lounge, dining room, kitchen, ground floor toilet, family bathroom and five bedrooms, master with en-suite facility. Outside the property has driveway parking and single garage with an enclosed rear garden which is easy to maintain. Its location is ideal with local amenities close by to include schooling at all levels, shops and other public services. This property is very well presented throughout and can be described as ready to move into. EPC rating D69. Freehold. Council Tax Band F.



Accommodation

Double glazed front door gives access into the Hall.

Hallway

With a radiator, vinyl flooring, under stairs storage and stairs to the landing.

Ground Floor Toilet

With a vanity wash hand basin, toilet, tiled walls and floor, radiator and double glazed window to the front.

Lounge

16'10" x 11'1" (5.13 x 3.38)

With radiator, TV connection and double glazed window to the front.

Dining Room

9'11" x 9'8" (3.02 x 2.95)

With a radiator, vinyl flooring and double glazed sliding doors giving access to the conservatory.

Conservatory

9'3" x 8'9" (2.82 x 2.67)

Being fully double glazed with tiled flooring and french doors to the rear patio and garden.

Kitchen

16'9" x 9'4" (5.11 x 2.84)

Fitted with a range of wall, base and drawer units with complementary worktop surfaces, slot in gas cooker with chimney extractor hood over, void for fridge freezer, plumbing for dishwasher and washing machine, radiator, vinyl flooring, double glazed windows over looking the rear garden and double glazed door to the rear.

Landing

Bedroom One

11'5" x 9'8" (3.48 x 2.95)

With a radiator and double glazed window to the front.

En-suite

Having a three piece suite in white comprising; pedestal wash hand basin, push button toilet and shower enclosure. Tiled walls and flooring, extractor fan and heated towel rail.



Bedroom Two

13'3" to door recess x 10'9" (4.04 to door recess x 3.28)

With a radiator and double glazed window to the rear.

Bedroom Three

14'7" x 7'6" (4.45 x 2.29 (4.44 x 2.28))

With a radiator, built-in wardrobe and double glazed window to the front.

Bedroom Four

9'0" to recess x 7'7" (2.74 to recess x 2.31)

With a radiator, loft hatch access and double glazed window to the rear.

Bedroom Five

7'4" x 7'2" (2.24 x 2.18)

With a radiator and double glazed window to the rear.

Front Garden

The front of the property is open plan with a lawn and driveway parking leading to the garage.

Garage

With up and over door, power and wall mounted boiler.

Rear Garden

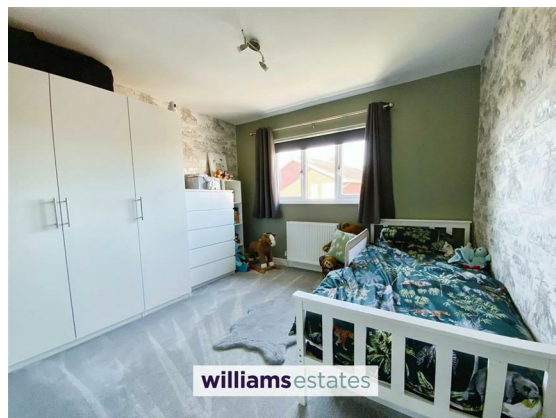
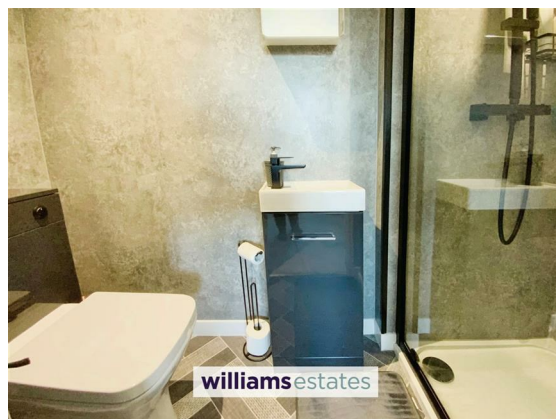
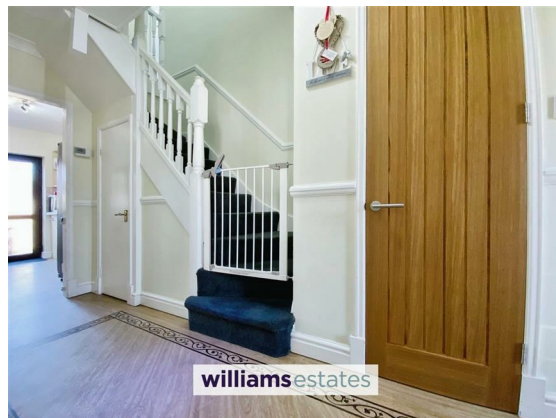
The rear of the property is on a split level with paved patio areas and storage shed all well enclosed with gated access to the front.

Directions

From our Rhyl Office proceed up Bodfor Street, go right onto Wellington Road and right again onto the High Street, continue along over the railway bridge onto Vale Road which leads onto Rhuddlan Road, as the road bears slightly to the left Hammond Court can be seen on the right hand side.

Notes

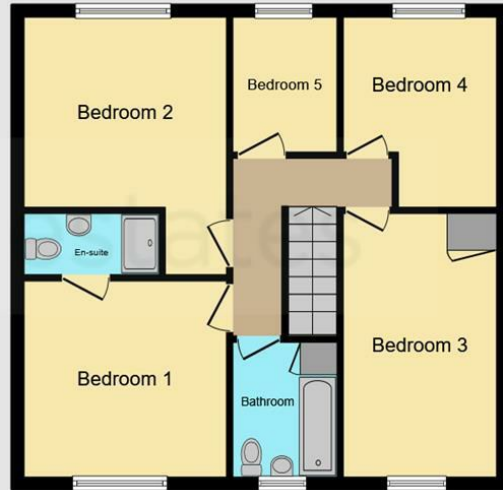
Architects drawings available for single storey extension to the rear.





Ground Floor

Floor area 66.1 m² (712 sq.ft.)



First Floor

Floor area 57.7 m² (622 sq.ft.)

TOTAL: 123.9 m² (1,333 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			
(81-91) B			81
(69-80) C		69	
(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		

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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.

