



**8 Aspen Walk, Rhyl, LL18 4GH**

**£195,000**

 3  2  1  C

**EPC - C72    Council Tax Band - C    Tenure - Freehold**

# Aspen Walk, Rhyl

## 3 Bedrooms - House - Semi-Detached

This semi detached house is located within a cul-de-sac off the Anwyl built Park View Estate. The accommodation briefly affords the entrance hallway, lounge, kitchen diner and on the upper floor there is the landing, family bathroom, three bedroom plus master en-suite shower room. Having gas central heating, sealed unit double glazing, open plan front lawn, driveway and enclosed rear garden. EPC is 72C. Freehold. Council tax band C.



### Accommodation

Timber front door giving access into the entrance hallway.

### Entrance Hallway

With laminate flooring, stairs to the upper floor, radiator and door to the lounge.

### Lounge

15'5" x 11'5" (4.72 x 3.50)

Having wall lights, radiator, T.v connection, fire surround with living flame effect gas fire, under stairs storage cupboard, sealed unit double glazed front window and door to the kitchen diner.

### Kitchen Diner

14'8" x 8'7" (4.49 x 2.63 )

Fitted with wall base and drawer units, worktops, tiled splash-backs, single drainer sink with mixer tap, plumbing for a washing machine, corner shelving, space for a fridge freezer, built in oven gas hob with extractor fan over, vinyl flooring, radiator, sealed unit double glazed rear window plus sliding patio doors that allow access to the rear garden.

### First Floor Landing

With loft hatch, sealed double glazed side window plus built in storage cupboard.

### Bedroom 1

11'3" x 8'7" (3.45 x 2.64)

Having a radiator, sealed unit double glazed front window and door to the en-suite

### En-Suite Shower

8'4" x 3'3" (2.56 x 1.01)

Comprising of a pedestal wash hand basin, toilet and shower having tiled walls & curtain, radiator and extractor fan.

### Bedroom 2

10'5" x 8'8" (3.20 x 2.66)

With radiator and sealed unit double glazing



### Bedroom 3

7'4" x 5'10" (2.25 x 1.78)

With radiator and sealed unit double glazed window to the front

### Bathroom

6'9" x 5'5" (2.08 x 1.66)

Comprising of a pedestal wash hand basin, toilet, bath with mixer shower, wall tiles to dado rail high, radiator, vinyl flooring, extractor fan and sealed unit double glazed rear window.

### Outside

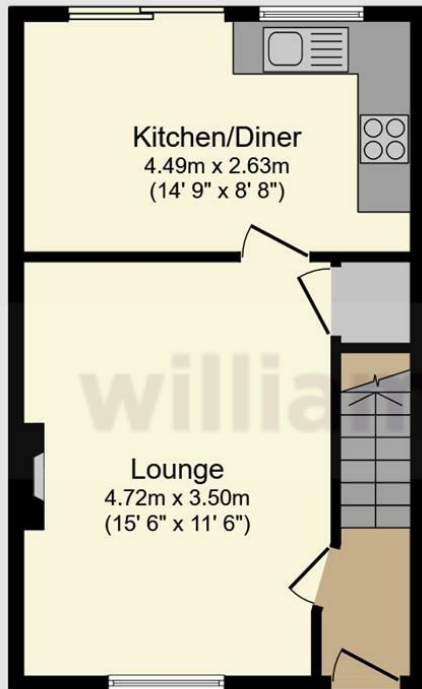
Open plan front lawn, side driveway with timber gate allowing access to the rear enclosed garden.

The rear offers a paved patio, lawned and has two timber storage sheds.

### Directions

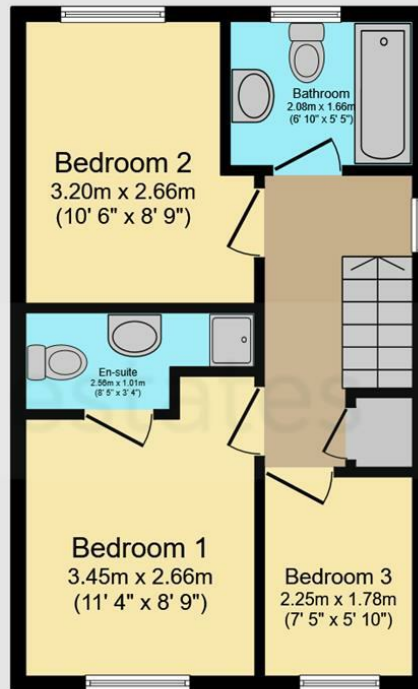
Proceed onto Wellington Road and head in the direction of Prestatyn. At the Tynewydd crossroads turn right, go over the bridge and turn left into Ffordd Anwyl. Continue along this road and turn left into Aspen Walk. This house is in the far right corner.





### Ground Floor

Floor area 32.8 sq.m. (353 sq.ft.)



### First Floor

Floor area 32.8 sq.m. (353 sq.ft.)

**TOTAL: 65.6 sq.m. (706 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.