



12 Cefndy Road, Rhyl, LL18 2EU

£135,000

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EPC - D61 Council Tax Band - B Tenure - Freehold

Cefndy Road, Rhyl

3 Bedrooms - House - Semi-Detached

This semi detached house requires modernisation and is located close to all local amenities. The accommodation affords the entrance porch, hallway, ground floor under stairs toilet, front lounge, rear dining room and extended kitchen. On the upper floor, there is the landing, bathroom plus three bedrooms. Having double glazing, gas central heating, off road parking with side gates giving access to a rear garage and triangular shaped garden. EPC rating 61 D. Freehold. Council tax band is B.



Accommodation

Double doors open into the entrance porch

Entrance Porch

With double glazed door giving access into the hallway.

Hallway

Having a radiator, stairs to the upper floor and door to the under stairs ground floor toilet.

Ground Floor Toilet

Comprising of a wall mounted wash hand basin, toilet, double glazed side window and mains consumer unit.

Front Lounge

14'0" x 12'7" (4.28 x 3.84)

Having a radiator, fire surround and double glazed bay window looking over the front garden.

Dining Room

11'4" x 9'8" (3.46 x 2.96)

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

Kitchen

13'0" x 7'4" (3.98 x 2.24)

Fitted with wall, base and drawer units, worktop surfaces, five ring gas hob, built in eye level double oven, single drainer sink, wall mounted boiler, plumbing for a washing machine, void for a fridge freezer, two double glazed side windows plus double glazed back door.

First Floor Landing

With double glazed side window & loft hatch.

Bedroom 1

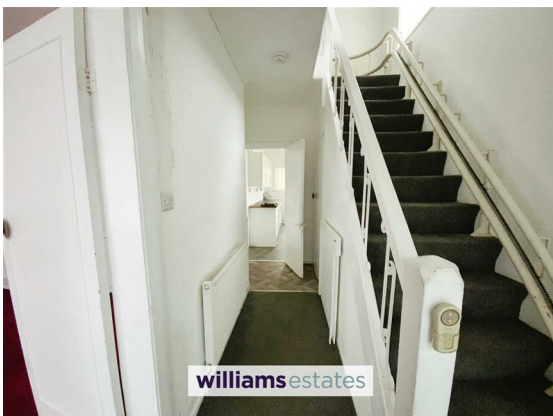
13'8" x 11'5" (4.18 x 3.50)

Having a radiator, built in wardrobe and double glazed bay window to the front.

Bedroom 2

11'5" x 9'10" (3.48 x 3.02)

Having a radiator, built in wardrobe and double glazed rear window.



Bedroom 3

7'10" x 7'5" (2.41 x 2.28)

Having a radiator & double glazed front window.

Bathroom

7'6" x 5'11" (2.29 x 1.81)

Comprising of a pedestal wash hand basin, toilet and panelled bath, radiator plus double glazed rear window.

Outside

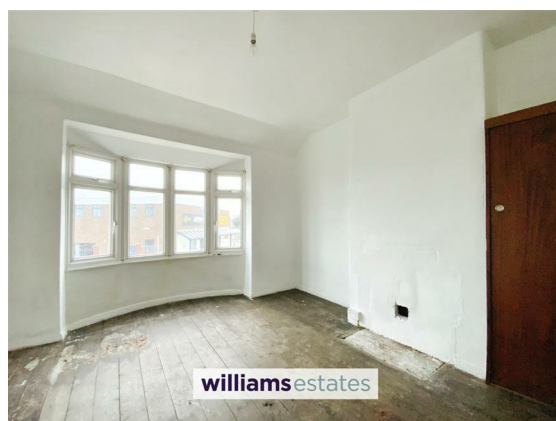
The front offers off road parking, paved front garden and side gates give access down the side of the house and up to a garage.

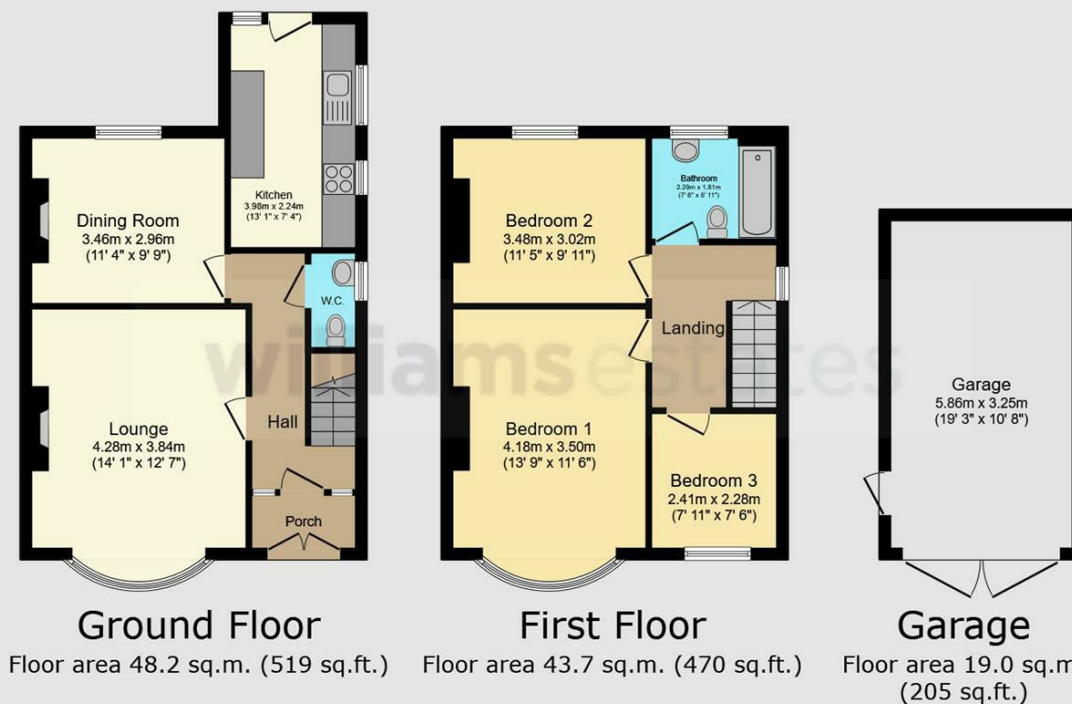
The main rear garden is lawned and enclosed.

Directions

Proceed onto Vale Road that leads onto Rhuddlan Road.

Turn right after passing the petrol station onto Cefndy Road and this house can be seen on your left.



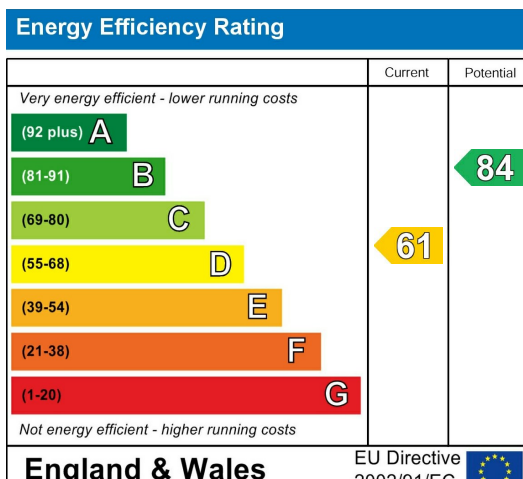


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TOTAL: 111.0 sq.m. (1,195 sq.ft.)

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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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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.

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