



100 Marsh Road, Rhyl, LL18 2AH

£155,000

 3  1  1  D

EPC - D61

Council Tax Band - B

Tenure - Freehold

Marsh Road, Rhyl

3 Bedrooms - House

A three bedroom semi detached house situated in a convenient location, closer to the Town centre, transport links and local amenities. The property briefly affords the entrance porch, hallway, lounge, open plan kitchen diner, three bedrooms and family bathroom. Outside offers driveway parking to the front and low maintenance garden to the rear. EPC rating 61 D. Freehold. Council Tax band B.



Accommodation

Entrance via a composite front door opening into the porch.

Porch

Having vinyl flooring, double glazed window to the side and glazed door opening into the hallway.

Hallway

With vinyl flooring, radiator and stairs off.

Lounge

11'2" x 13'8" (3.42 x 4.19)

Having radiator, TV connection point, vinyl flooring and double glazed bay window to the front.

Kitchen/Diner

17'1" x 10'5" (5.22 x 3.19)

Fitted with a range of wall, drawer and base units, worktop surfaces, single drainer sink with mixer tap, built in oven with gas hob and extractor hood over, integrated fridge freezer, dishwasher and washing machine, storage cupboard housing the central heating boiler, laminate flooring, radiator, double glazed window to the side and double glazed french doors opening onto the rear garden.

Landing

With feature double glazed window to the side.

Bathroom

6'0" x 5'10" (1.84 x 1.78)

Comprising of a modern vanity wash hand basin, toilet, panelled bath with shower over, wall tiling, vinyl flooring, heated towel rail, loft access hatch and double glazed window to the side.

Bedroom 1

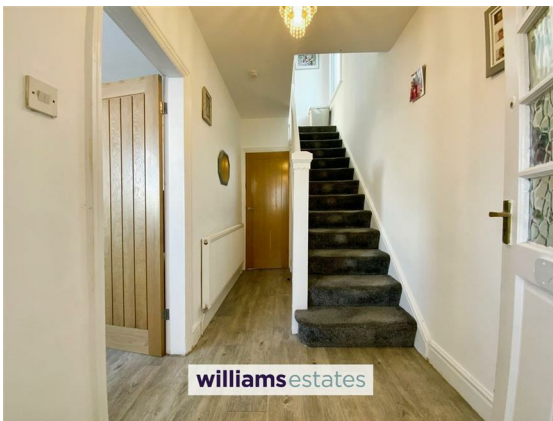
10'5" x 11'10" (3.19 x 3.61)

With radiator and double glazed window to the front.

Bedroom 2

10'9" x 10'5" (3.30 x 3.18)

With radiator and double glazed window to the rear.



Bedroom 3

6'4" x 7'8" (1.94 x 2.35)

With radiator and double glazed window to the front.

Outside

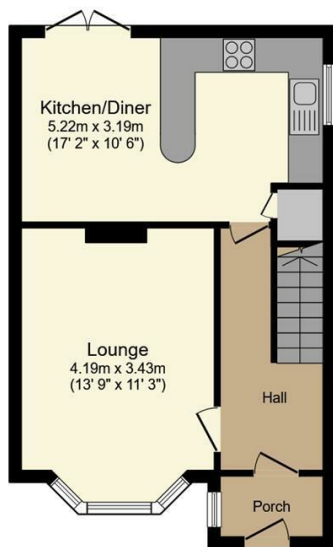
The front offers a concrete imprint driveway, which in turn leads to the garage and side access to the rear garden.

The rear garden is low maintenance with concrete imprint patio.

Directions

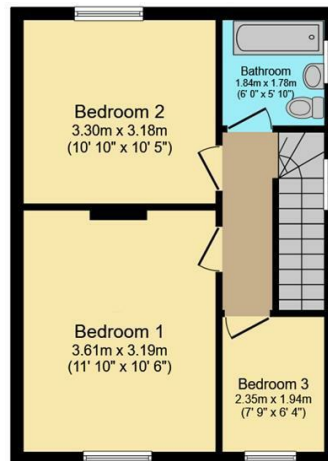
Proceed from our Rhyl branch round the one way system towards the Vale Road Bridge. Continue to the traffic lights taking the right turning onto Marsh Road . Continue along and the property can be found on the left hand side.





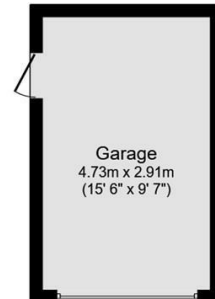
Ground Floor

Floor area 42.1 m² (453 sq.ft.)



First Floor

Floor area 39.0 m² (420 sq.ft.)



Garage

Floor area 13.8 m² (148 sq.ft.)

TOTAL: 94.9 m² (1,021 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

williams
estates

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

williamsestates

Call us on
01745 369444
Rhyl@williamsestates.com