

9 Burlington Crescent, Rhyl, LL18 2RA

£250,000

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EPC - D64 Council Tax Band - C Tenure - Freehold

Burlington Crescent, Rhyl

3 Bedrooms - House - Semi-Detached

A beautifully presented three bedroom family home, situated within a convenient cul de sac location of South Rhyl. The property briefly affords the entrance porch, large hallway, lounge, open plan modern kitchen/family room, conservatory, utility and garage/store, three bedrooms and modern family bathroom. Outside offers ample driveway parking and good size garden to the rear. Also benefitting gas fired central heating and double glazing. Council Tax Band C. Freehold. EPC rating 64D.



Accommodation

Entrance via a double glazed door into the entrance porch

Porch

7'10" x 3'3" (2.4 x 1.0)

Being fully double glazed with tiled floor and feature door into the reception hall.

Reception hall

7'4" x 15'7" (2.25 x 4.77)

A large reception hall with high ceiling, original, leaded, stained glass windows, built in cupboards housing the electrics and stairs off to the first floor landing.

Lounge

11'11" x 13'1" max (3.65 x 4.0 max)

With double radiator and walk in double glazed window to the front. oak glazed double doors opening into the kitchen/family room.

Kitchen/Family

15'7" max x 19'8" max (4.76 max x 6.0 max)

An open plan room with feature fireplace, timber mantle and exposed brick recess, column radiators and double glazed french doors opening into the conservatory.

The kitchen is fitted with a range of modern wall, drawer and base units, complementary worktop surfaces, breakfast bar with storage beneath, bowl and a half single drainer sink with mixer tap, built in oven and induction hob with extractor over, cupboard with space for tall standing fridge freezer, integrated dishwasher and double glazed window to the rear. Double glazed door opening into the side passageway.

Conservatory

9'10" x 7'0" (3.0 x 2.14)

Being fully double glazed with double glazed patio doors to the rear garden.

Side passage

With doors to the front and rear linking the front to the rear garden. Door leading into the utility room.



Utility Room

12'5" x 12'1" (3.8 x 3.7)

Fitted with wall and drawer units, sink with mixer tap, plumbing for washing machine, space for tumble dryer and windows to the side and rear. Door to WC and lockable door to the main garage.

WC

With low flush WC.

Garage

10'9" x 12'5" (3.28 x 3.8)

With up and over door and lighting.

First floor accomodation

Landing

With double glazed window to the side.

Bedroom 1

13'9" x 11'10" (4.2 x 3.62)

Having fitted wardrobes and built in drawers, radiator and double glazed window to the rear.

Bedroom 2

13'9" max x 11'10" (4.2 max x 3.63)

With radiator and walk in double glazed bay window to the front.

Bedroom 3

7'4" x 8'6" (2.26 x 2.6)

With radiator and double glazed window to the side and oval feature window with coloured leaded glass to the front.

Bathroom

7'6" x 7'4" (2.3 x 2.25)

Comprising of a panelled bath with shower over, wall hung wash hand basin with drawer unit beneath, low flush WC, cupboard housing the boiler, tiling around bath are and double glazed window to the rear.

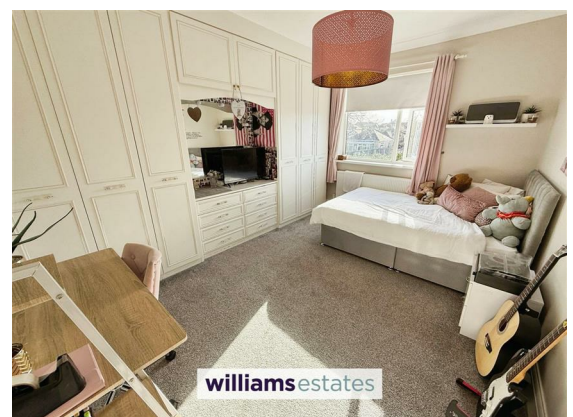
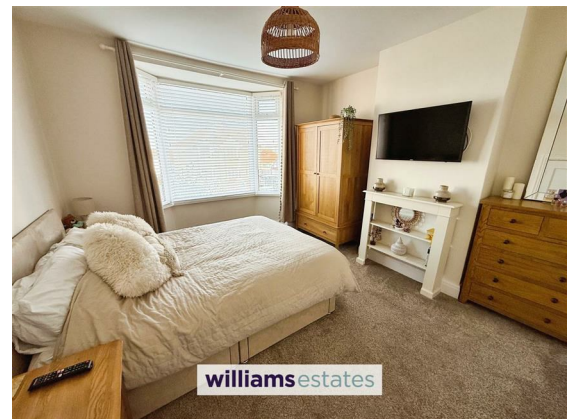
Outside

The front offers a herringbone block paved driveway for several vehicles, which in turn leads to the garage.

The rear garden is enclosed and mainly laid to lawn with paved patio areas.

Directions

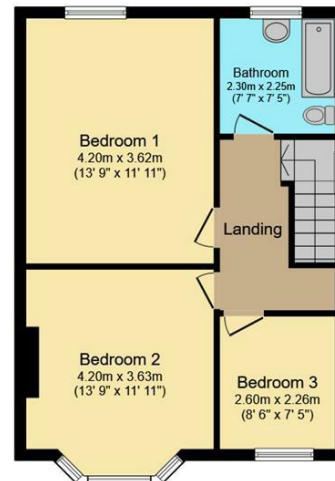
Proceed onto Vale Road that leads onto Rhuddlan Road. After passing the petrol station turn right into Burlington Crescent and this property can be located on the left of this lovely cul-de-sac.





Ground Floor

Floor area 95.0 m² (1,023 sq.ft.)



First Floor

Floor area 51.0 m² (549 sq.ft.)

TOTAL: 146.1 m² (1,572 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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