

# williams estates



**14 Golygfa Clwyd, Rhyl, LL18 4FN**

**£295,000**

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**EPC - C79    Council Tax Band - E    Tenure - Freehold**



# Golygfa Clwyd, Rhyl

## 4 Bedrooms - House - Detached

This Anwyl built detached house briefly offers the entrance hallway, ground floor toilet, spacious family lounge with patio door to the enclosed back garden, front dining room, modern kitchen & utility. On the upper floor there is the landing, family bathroom, four bedrooms plus en-suite shower room off the master bedroom. Having double glazing, gas central heating, side views over the fields, rear driveway, garage and lawned rear garden with summer house. EPC is C79. Freehold. Council tax band is E. To arrange a viewing call our Rhyl branch on 01745 369444.



### Accommodation

Composite front door gives access into the entrance hallway.

### Entrance Hallway

Having a radiator, stairs to the upper floor & doors off.

### Ground Floor Toilet

9'4" x 3'1" (2.86 x 0.94)

Comprising of a pedestal wash hand basin, push button toilet, radiator, mains fuse box, extractor fan and tiled flooring.

### Dining Room

10'3" x 9'6" (3.14 x 2.92)

Having a radiator and double glazed bay window to the front.



### Lounge

23'4" x 11'1" (7.12 x 3.38 )

This spacious living room has two radiators, T.v connection, double glazed bay window to the front, double glazed side window looking towards the enclosed back garden plus double glazed French door that gives access to the rear patio.

### Kitchen

12'7" x 9'6" (3.84 x 2.90 )

Fitted with gloss fronted wall, base and drawer units, worktop surfaces, bowl and a half single drainer sink with hose mixer tap, five ring gas hob with extractor fan over, eye level built in double oven, double glazed window with field view, integral fridge freezer & dishwasher, radiator, tiled flooring and door leading into the utility room.

### Utility Room

6'2" x 5'2" (1.88 x 1.60 )

Comprising of base units, plumbing for a washing machine, worktop, single drainer sink, wall mounted boiler, radiator, tiled flooring and double glazed door.

### First Floor Landing

With loft hatch, radiator, built in storage cupboard and double glazed rear window.



### Bedroom 1

11'3" x 10'0" (3.45 x 3.06 )

This double bedroom has built in wardrobes, radiator, T.v connection, double glazed window looking over the enclosed back garden plus door giving access to the en-suite shower room.

### En-Suite

6'11" x 4'9" (2.11 x 1.45 )

Comprising of a pedestal wash hand basin, push button toilet, shower enclosure, wall tiles, heated towel rail, extractor fan, spot lighting, shaver socket and tiled flooring



### Bedroom 2

10'3" x 9'10" (3.13 x 3.01 )

Another double bedroom with radiator, built in mirrored wardrobes, and double glazed side window with far reaching field views.

### Bedroom 3

9'4" x 8'10" (2.87 x 2.70 )

Double bedroom with radiator and double glazed front window.

### Bedroom 4

11'3" x 7'1" (3.45 x 2.16 )

Having a radiator, double glazed front & side windows.



### Bathroom

6'9" x 5'4" (2.07 x 1.64 )

Comprising of a pedestal wash hand basin, push button toilet, bath, wall tiles, shaver socket, extractor fan, heated towel rail, spot lighting, tiled flooring and double glazed front window.

### Outside

Open plan lawned front garden with central paved path giving access to the main entrance.

On the right hand side there is access to the driveway which leads up to the single garage.

The sunny aspect back garden offers a paved patio for Al-Fresco dining with the main garden itself being laid to lawn. To the left corner is a modern summer house with mains power.



### Garage

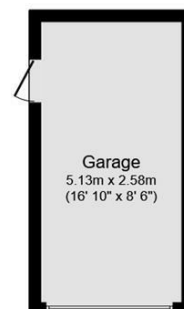
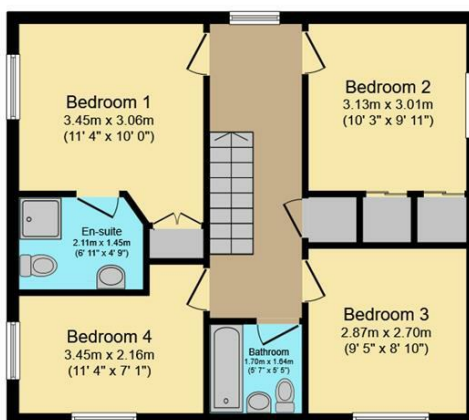
16'9" x 8'5" (5.13 x 2.58 )

Up & over door, mains power and lighting plus side door.

### Directions

Proceed onto Dyserth Road and turn into the Anwyl site, follow the road and turn left then first left into Golygfa Clwyd - this house can be located on your left at the end of this road.





Total floor area: 131.4 sq.m. (1,414 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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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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	79	
(69-80) <b>C</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	

Call us on  
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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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