



134 Vale Road, Rhyl, LL18 2PD

£129,950

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EPC - D62 Council Tax Band - B Tenure - Freehold

Vale Road, Rhyl

2 Bedrooms - House - Semi-Detached

This delightful stone fronted cottage is close to all local amenities and transport links. The accommodation briefly affords the lounge with feature brick wall & matching fireplace, open plan staircase to the upper floor with bespoke under stair storage, fitted kitchen, inner hallway with rear access door plus access to the ground floor bathroom having a four piece suite. On the upper floor, there are two bedrooms. Having double glazed windows, gas central heating, split level rear patio enclosed by wall. EPC is D62. Freehold. Council tax band B. Viewing is highly recommended, contact our Rhyl branch to arrange on 01745 369 444.



Accommodation

Enter via a decorative hardwood door into the lounge.

Lounge

10'8" x 13'3" (3.26 x 4.06)

Having feature brick built feature wall and chimney breast with inset fireplace, tiled hearth and shelving, wall lighting, laminate flooring, bespoke under stair storage, coved ceilings, ornate ceiling rose, radiator, double glazed sash window to the front with fitted blind and stairs off. Door to Kitchen

Kitchen

11'3" x 6'5" (3.43 x 1.98)

Fitted with wall, drawer and base units, worktop surfaces, bowl and a half single drainer sink with mixer tap, built in double oven with four ring gas hob, tiled splashbacks, plumbing for washing machine, space for under counter fridge and freezer, radiator, tiled flooring, double glazed window to the rear with fitted blind. Door to inner hall



Inner Hallway

6'1" x 4'1" (1.87 x 1.27)

With radiator, built in storage cupboard housing the boiler, tiled flooring and hardwood door to the rear. Door to bathroom

Bathroom

5'8" x 10'3" (1.73 x 3.13)

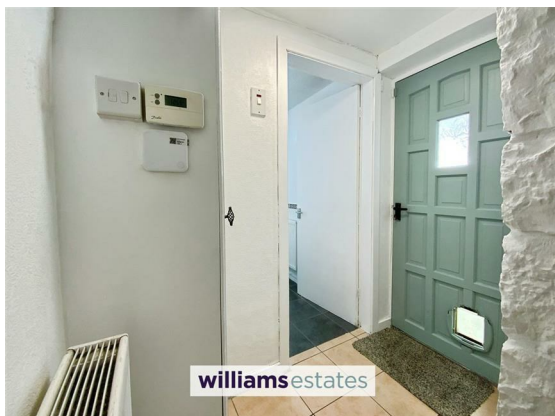
Comprising of a pedestal wash hand basin, panelled bath with mixer shower attachment, push button toilet, shower enclosure, tiled walls, radiator, tiled flooring and double glazed window to the side with fitted blind.

Turned Staircase to the First Floor

Bedroom 1

11'2" x 10'5" (3.42 x 3.18)

Having built in double walk in wardrobe, radiator, ornate ceiling rose and double glazed sash window to the front with fitted blind.



Bedroom 2

11'1" x 6'4" (3.40 x 1.95)

With radiator and double glazed window to the rear with fitted blind.

Outside

The enclosed rear garden is paved for ease of maintenance and is perfect for al fresco dining, with lighting and raised flower beds.

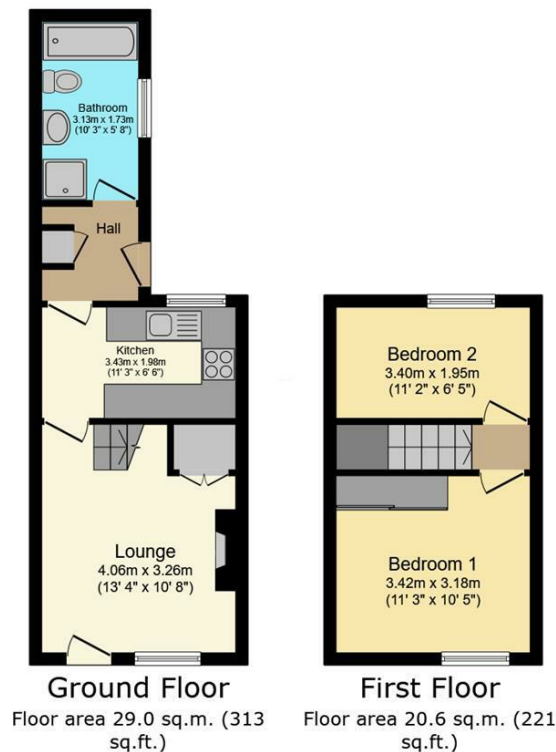
Direction

Proceed over the railway bridge on to Vale Road and the property can be found on the right hand side by way of a For Sale board.

Disclaimer

Please note; a member of staff at Williams Estates has a connection to this property.



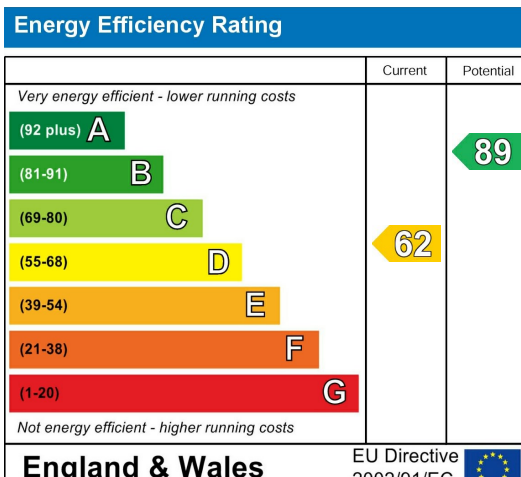


Total floor area: 49.6 sq.m. (534 sq.ft.)

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.



Call us on
01745 369444

Rhyl@williamsestates.com

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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