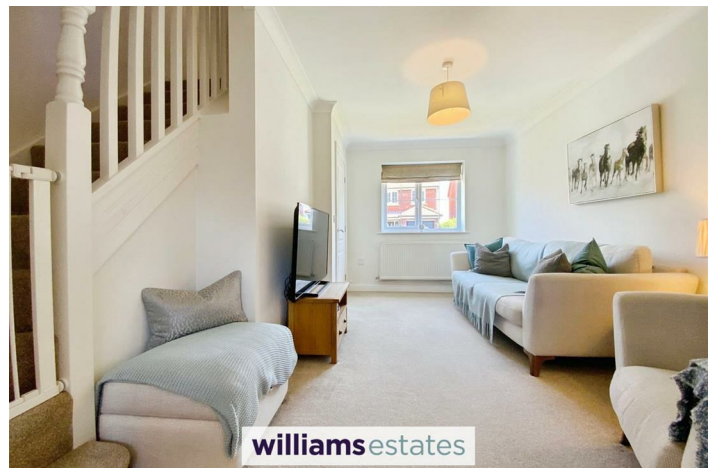




10 Golygfa Clwyd, Rhyl, LL18 4FN

£165,000



EPC - null Council Tax Band - C Tenure - Leasehold

Golygfa Clwyd, Rhyl

2 Bedrooms - House

This Anwyl built modern house briefly offer the entrance hallway, ground floor toilet, lounge with open plan staircase giving access to the upper floor and door to the rear kitchen diner, just off the landing is a modern bathroom plus two bedrooms. Having double glazing, gas central heating, open plan front garden, enclosed rear garden with decked patio plus allocated parking for two vehicles at the rear of this property. EPC is tbc. Leasehold. Council tax band is C. To arrange a viewing, contact our Rhyl team on 01745 369 444.



Accommodation

Composite front door giving access into the entrance hallway

Entrance hallway

With radiator, door to the lounge and access to the ground floor toilet.

Ground Floor Toilet

Comprising of a pedestal wash hand basin, toilet, extractor fan, vinyl flooring and radiator.

Lounge

14'8" x 9'10" (4.49 x 3.02)

Having a radiator, T.v connection, double glazed front window, open plan staircase that gives access to the upper floor and door to the kitchen diner.

Kitchen Diner

12'7" x 7'8" (3.85 x 2.35)

Fitted with white gloss fronted wall & base units, worktop surfaces, single drainer sink with mixer tap, split tile splashbacks, built in oven, gas hob with extractor fan over, space for a fridge freezer, plumbing for a washing machine, double glazed rear window, ceiling extractor fan, tiled flooring, inset spotlighting, radiator, space to dine and double glazed back door.

First Floor Landing

Having a loft hatch, built in storage cupboard, radiator and door off to all other rooms.

Bathroom

6'1" x 6'0" (1.86 x 1.85)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, clear glass shower screen, wall tiles, extractor fan, shaver socket, radiator, inset spot lighting and vinyl flooring

Bedroom 1

12'8" x 8'6" (3.87 x 2.60)

This double bedroom has a radiator and two double glazed rear windows.



Bedroom 2

12'8" x 7'6" (3.87 x 2.31)

This L-shaped bedroom has a radiator and two double glazed front windows.

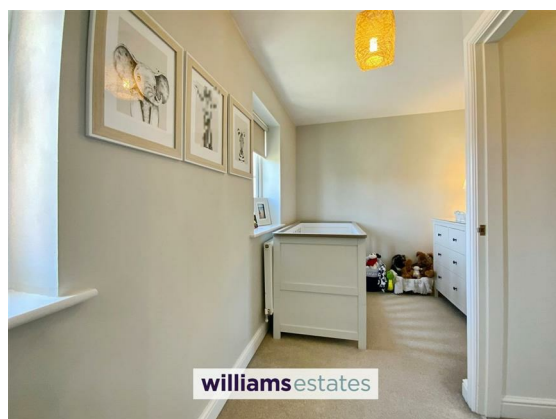
Outside

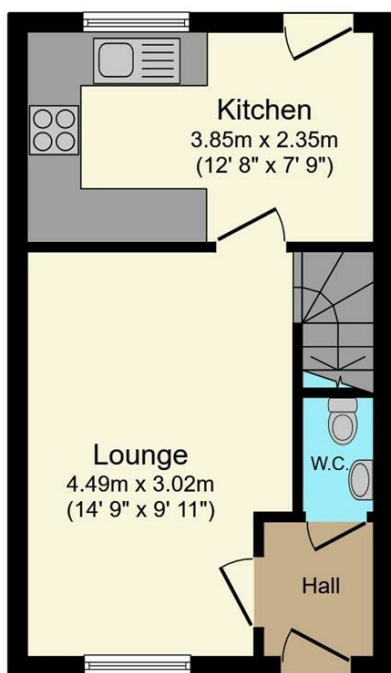
Open plan front lawn with access path.

The rear is enclosed by fencing and offers a decked patio perfect for Al-Fresco dining, lawn with flower beds plus rear gate which gives access to the rear allocated parking for two vehicles.

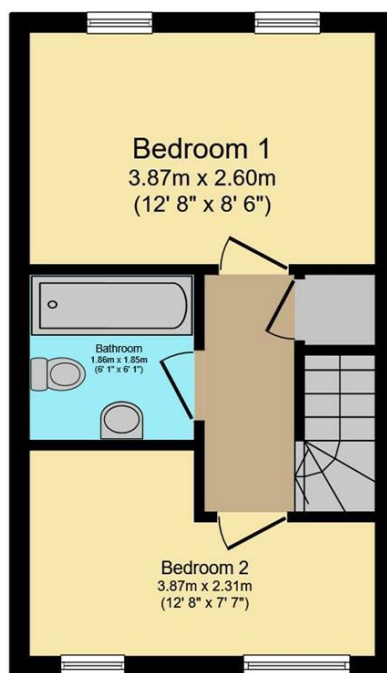
Directions

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.





Ground Floor
Floor area 27.0 sq.m. (290 sq.ft.)



First Floor
Floor area 27.0 sq.m. (290 sq.ft.)

Total floor area: 53.9 sq.m. (581 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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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