



**Moelwyn Hylas Lane, Rhuddlan, Rhyl,  
LL18 5AG**

**£265,000**

 3  1  2  D

**EPC - D64    Council Tax Band - C    Tenure - Freehold**



# Hylas Lane, Rhyl

## 3 Bedrooms - House

This stunning semi-detached house was fully renovated back in 2023, which includes a new roof, external render, double glazing, new heating, full rewire, new flooring and professionally decorated to a very high standard. The accommodation affords the entrance hallway, under stairs ground floor toilet, front lounge, spacious utility room, beautiful fitted kitchen with breakfast bar and open plan access to the rear extended lounge diner with feature angled roof having three velux windows plus modern bi-folding doors to the rear. On the upper floor there is the landing, spacious shower room and three bedrooms all with fitted wardrobes. Outside the property offers a new resin driveway which gives ample off street parking and to the rear there is a lower patio, bespoke insulated garden room offering a perfect home office & store. EPC is 64 D. Freehold. Council tax C.



### Accommodation

Enter via a composite front door opening into the hallway.

### Hallway

With karndean flooring, column radiator and stairs off to the first floor accommodation.

### W.C

Under stairs W.C comprising of a corner wash hand basin, push button toilet, karndean flooring, extractor fan and double glazed window to the side.

### Lounge

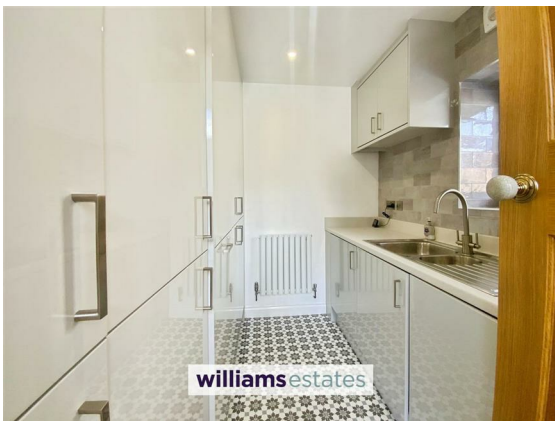
11'3" x 12'11" (3.43 x 3.96)

Feature inset electric fire in chimney recess, TV connection, column radiator and double glazed bay window to the front elevation.

### Open Plan Kitchen/Living

28'5" max x 16'6" (8.68 max x 5.05)

Fitted with a full range of modern wall, drawer and base units, complementary white quartz worktop surfaces, breakfast bar and matching up-stands, sink with instant hot water mixer tap, built in oven and microwave, electric hob with angled cooker hood, integrated fridge freezer, integrated dishwasher, column radiator and karndean flooring. Open access to the open plan living & dining area.



The living/dining area has a continuation of the Karndean flooring, vaulted ceiling with three velux windows, bifold doors opening onto the landscaped rear garden.

Door into the utility room.

### Utility Room

4'9" x 8'7" (1.45 x 2.63)

Fitted with floor to ceiling units offering ample storage, integrated freezer, washing machine, concealed boiler, worktop surfaces with bowl and a half single drainer sink and mixer tap, tiled splashbacks, extractor fan, vinyl flooring and double glazed window to the side.



## Landing

Loft access hatch with pull down ladder and double glazed window to the side.

## Bedroom 1

8'6" x 13'1" (2.61 x 4.01)

Having fully fitted wardrobes and dressing table, column radiator and double glazed bay window to the front.

## Bedroom 2

11'0" x 10'6" (3.36 x 3.21)

With floor to ceiling fitted wardrobes, column radiator and double glazed window to the rear.

## Bedroom 3

8'2" x 7'0" (2.49 x 2.14)

With built in storage cupboard, column radiator and double glazed.

## Shower Room

6'11" x 6'7" (2.12 x 2.02)

Comprising of a modern vanity wash hand basin, toilet, walk in double shower enclosure with glass shower screen, wall tiling, Karndean flooring, heated towel rail, inset spotlights, extractor fan and double glazed window to the side and rear.

## Outside

The front offers a resin driveway providing ample parking, with corner flower bed and timber side gate to the rear.

The sunny rear garden is split level with paved patio area and steps leading to the upper level which is laid to lawn, enclosed by decorative timber cladding with raised flower beds and personnel gate to the rear. Also benefitting outside water tap.

## Garden Room/Store

Divided into a store with plumbing and office, with french doors opening onto the rear garden.

## Directions

Proceed onto Rhuddlan Road and continue into Rhuddlan. Turn right at the roundabout onto Rhyl Road, then left onto Princes Road, the right onto Abbey Road, the right again onto Hylas Lane. The property can be located on your right hand side.



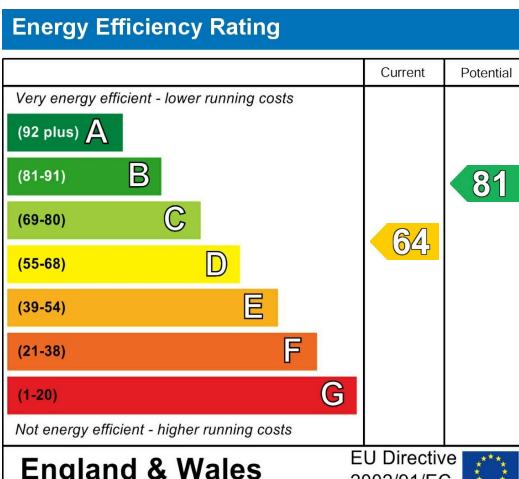


Total floor area: 125.0 sq.m. (1,345 sq.ft.)

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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