



8 Cefndy Road, Rhyl, LL18 2EU

£225,000

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EPC - D60 Council Tax Band - B Tenure - Freehold

Cefndy Road, Rhyl

3 Bedrooms - House - Semi-Detached

This extended and delightful semi-detached house presents an excellent opportunity for families and individuals alike. With its inviting façade and well-maintained exterior, this property boasts a warm and welcoming atmosphere from the moment you arrive. Inside, you will find a cozy front lounge and a wow factor open plan sitting room that flows perfectly into the open plan kitchen diner, perfect for entertaining guests or enjoying quiet evenings with family. The natural light that floods through the windows enhances the inviting ambiance, making these rooms a true highlight of the home. The property features three bedrooms, providing ample space for rest and relaxation. Completing this charming home is a well-appointed bathroom, designed for both functionality and comfort. It provides all the essentials for your daily routines, ensuring convenience for all residents. Situated in a desirable location, this property is close to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. With its blend of space, comfort, and potential, this semi-detached house on Cefndy Road is a wonderful opportunity not to be missed. EPC is D60. Freehold. Council tax band B.



Accommodation

Double glazed French doors open into the entrance porch

Porch

With timber door providing access into the hallway

Hallway

Having wood effect flooring, front windows, staircase to the upper floor, radiator and under stairs storage cupboard that houses the boiler.

Lounge

13'5" x 12'7" (4.10 x 3.86)

This front living room has wood effect flooring, radiator, T.v connection, double glazed bay window to the front and fire surround with living flame gas fire.



Open Plan Sitting Room

11'5" x 9'8" (3.50 x 2.95)

As you walk into this wow factor family room, the sitting room area has laminate flooring with underfloor heating, inset spot lighting, T.v connection for a wall hung television, modern wall mounted fire, radiator and opens into the stunning dining & open plan kitchen.

Open Plan Kitchen Diner

16'11" max x 15'11" max (5.17 max x 4.87 max)

Having a feature angled ceiling with spotlights and three large velux roof windows. The kitchen is fitted with a wide range of white gloss fronted wall, base and drawer units, wine rack, worktop surfaces, double glazed rear window, integral fridge freezer, plumbing for a washing machine, built in oven and microwave, five ring gas hob with extractor fan over, modern wall tiles, single drainer sink with mixer hose tap, central island with ample storage cupboards beneath, laminate flooring with underfloor heating, spacious dining area with double glazed patio door which provides access to the rear paved patio and enclosed back garden.



First Floor Landing

Having a double glazed side window and loft hatch.

Bedroom 1

13'8" x 10'3" (4.17 x 3.13)

This double bedroom has built in wardrobes, wood effect flooring, radiator and double glazed bay window to the front.

Bedroom 2

10'3" x 10'0" (3.14 x 3.05)

This rear bedroom has wood effect flooring, radiator, built in wardrobes and double glazed window looking over the back garden.

Bedroom 3

7'9" x 7'4" (2.37 x 2.26)

Having wood effect flooring, radiator and double glazed front window.

Bathroom

7'3" x 5'10" (2.23 x 1.79)

Comprising of a pedestal wash hand basin, toilet, P Shaped bath with shower over, clear glass shower screen, modern wall tiles, tiled flooring with underfloor heating, heated towel rail, inset spotlights and double glazed rear window.

Outside

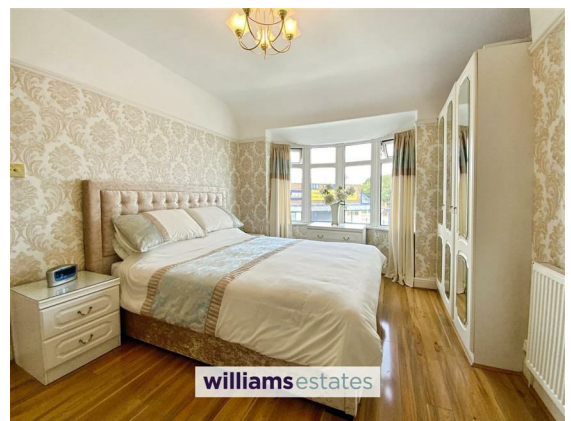
The front is block paved with privet hedge and timber side gate.

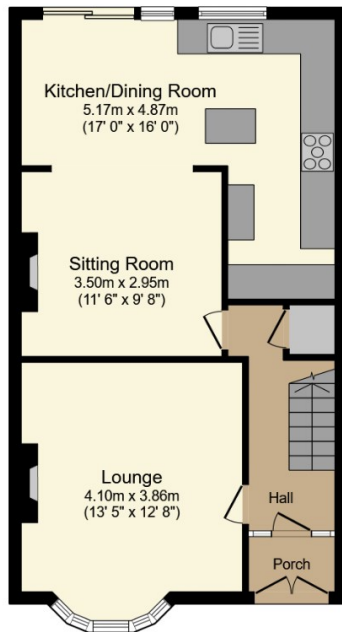
The South facing rear garden offers a paved patio, perfect for Al-Fresco dining which leads to the main lawned garden and at the end of this garden there is a decked terrace with pin point lighting.

Outside tap & lighting.

Directions

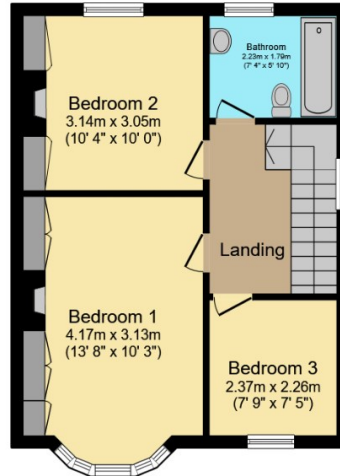
Proceed onto Vale Road that in turn leads onto Rhuddlan Road. After passing the petrol station, turn right onto Cefndy Road where you can see this house on your left hand side.





Ground Floor

Floor area 55.3 sq.m. (595 sq.ft.)



First Floor

Floor area 40.8 sq.m. (439 sq.ft.)

Total floor area: 96.1 sq.m. (1,034 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		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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Call us on
01745 369444
Rhyl@williamsestates.com