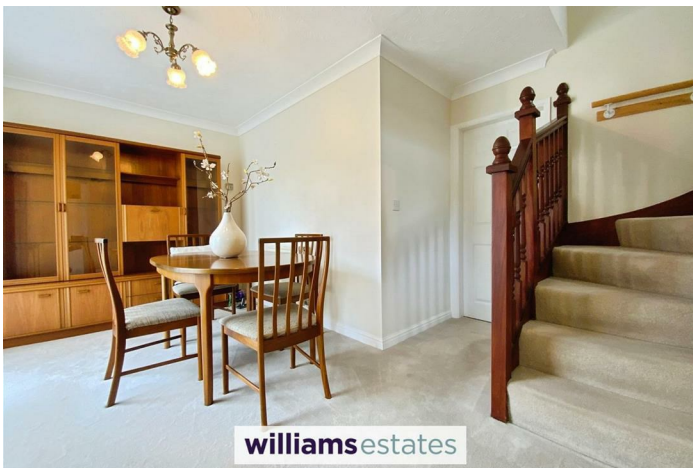




45 Ffordd Anwyl, Rhyl, LL18 4JW

£239,950

 3  2  1  D

EPC - D63

Council Tax Band - D

Tenure - Freehold

Ffordd Anwyl, Rhyl

3 Bedrooms - House - Detached

This delightful Anwyl built, detached house offers a perfect blend of modern living and comfort. Built in around 2003, the property boasts a contemporary design that is both inviting and practical.

Inside, you will find a spacious reception room and dining room that serves as an ideal space for relaxation or entertaining guests. The house features a kitchen, utility room, ground floor toilet and three well-proportioned bedrooms, providing ample space for families or those seeking a home office. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents. The property also includes ample parking with access to the garage, adding to the ease of living in this lovely home. The surrounding area of Rhyl is known for its beautiful coastal scenery and vibrant community, making it an excellent choice for those looking to enjoy a balanced lifestyle.

This house is not just a place to live; it is a place to create memories. Whether you are a first-time buyer or looking to settle down in a peaceful neighbourhood, this property is sure to meet your needs. EPC is 63 D. Freehold. Council tax band D.



Accommodation

Front door giving access into the hallway

Hallway

With door to the lounge

Lounge

15'2" x 13'0" (4.64 x 3.98)

Having a fire surround with gas fire, T.v connection, radiator, double glazed front window and door to the open plan dining room.

Dining Room

14'6" x 8'2" plus recess (4.42 x 2.51 plus recess)

This room has open plan staircase to the the upper floor, radiator, double glazed sliding patio doors that provide access to the enclosed back garden and door to the kitchen.

Kitchen

9'9" x 8'0" (2.98 x 2.46)

Fitted with beech fronted wall, base and drawer units, worktop surface, built in oven, gas hob with extractor fan over, wall tiles, single drainer sink with mixer tap, tiled flooring, space for upright fridge freezer, radiator, double glazed rear window and door to the utility room.

Utility Room

6'9" x 4'1" (2.07 x 1.26)

Having built in larder unit, worktop, plumbing for a washing machine, tiled flooring, double glazed side door plus door that leads into the ground floor toilet.

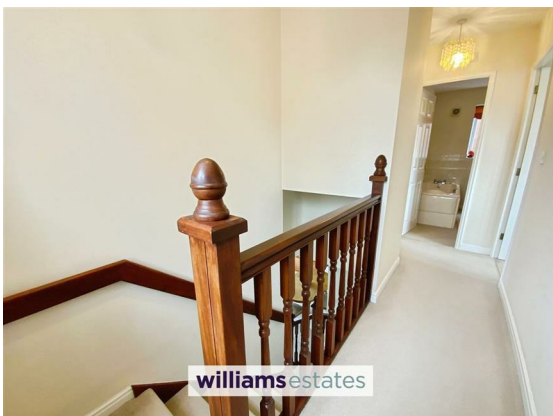
Ground Floor Toilet

4'10" x 2'8" (1.49 x 0.82)

Comprising of a pedestal wash hand basin, toilet, tiled flooring, radiator and double glazed side window

First Floor Landing

From the dining room, turned staircase leads to the first floor landing with double glazed side window, loft hatch, radiator and built in airing cupboard.



Bedroom 1

12'11" x 10'0" (3.96 x 3.07)

With radiator and double glazed front window. Door to the en-suite.

En-Suite Shower Room

8'6" x 5'1" (2.60 x 1.57)

Comprising of a pedestal wash hand basin, toilet, shower enclosure with bi-fold doors, wall tiles, radiator, extractor fan and double glazed front window.

Bedroom 2

11'1" x 8'5" (3.40 x 2.59)

This room has wardrobes, radiator and double glazed rear window.

Bedroom 3

12'9" x 8'11" (3.91 x 2.73)

Having a radiator and double glazed rear window.

Bathroom

8'4" x 5'10" (2.56 x 1.78)

Comprising of a pedestal wash hand basin, toilet, bath, wall tiles, extractor fan, radiator and double glazed side window.

Outside

Open plan front with double driveway which leads to the single garage. The front garden is lawned with timber side gate giving access to the rear garden.

The rear garden is full enclosed by fencing and lawned with flower beds.

Garage

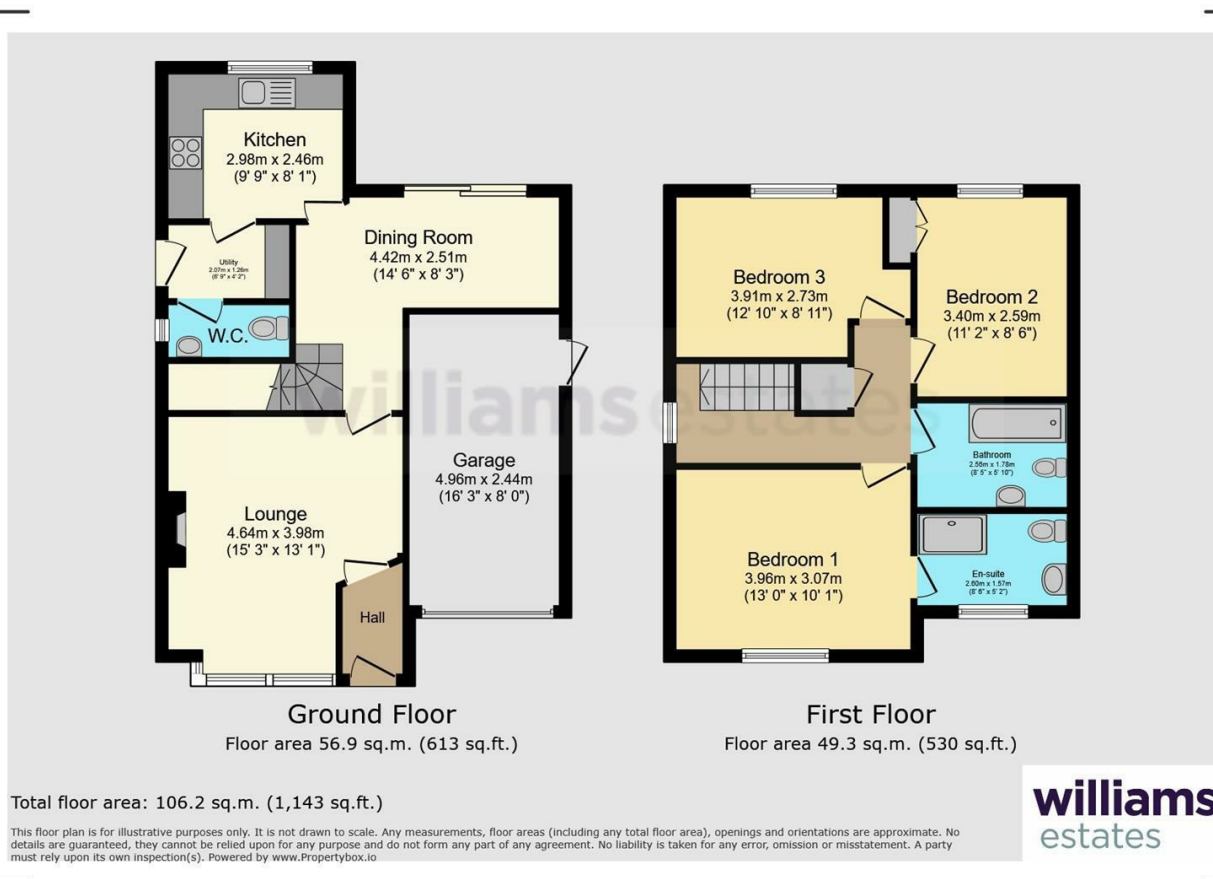
16'3" x 8'0" (4.96 x 2.44)

With up and over door, mains power, wall mounted boiler and side window.

Directions

Proceed onto Wellington Road and head in the direction for Prestatyn. At the Tynewydd crossroads turn right onto Tynewydd Road, go over the bridge and turn left onto Ffordd Anwyl. Follow this Road and this house can be located on your left hand side.





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	63	74
(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.

williams estates

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