



16 Pen Y Cefndy, Rhyl, LL18 2LE

£250,000

 5  2  1  B

EPC - B87

Council Tax Band - E

Tenure - Freehold

Pen Y Cefndy, Rhyl

5 Bedrooms - House - Detached

Located within the South side of Rhyl, this spacious detached house briefly affords the entrance porch, ground floor bedroom four with en-suite shower room, Family lounge, inner hallway, good size fitted kitchen diner with access to the ground floor bedroom or dining room. On the upper floor there is the landing, modern family bathroom plus three further bedrooms and a family bathroom. Having double glazing, gas central heating, ample parking on the front driveway, double garage with rear access to additional rear parking plus sunny aspect enclosed rear patio. The epc rating is 87 B. Freehold. Council tax band E.



Accommodation

Double glazed front door giving access into the porch

Porch

With door to the ground floor bedroom four and door leading to the family lounge.

Ground floor Bedroom 1

11'0" x 7'7" (3.35 x 2.31)

With built in storage, double glazed front window and door to the en-suite shower room.

Ground Floor En-suite

7'10" x 5'11" (2.39 x 1.80 (2.40 x 1.81))

Comprising of a pedestal wash hand basin, toilet & shower enclosure, radiator, extractor fan, laminate flooring and spot lights.

Lounge

15'1" x 13'0" (4.60 x 3.96)

Having radiator, wall lighting, fire surround with gas fire, double glazed front window and door to the inner hall.

Inner Hallway

Turned staircase to the upper floor, built in storage cupboard and door leading into the kitchen.

Kitchen Diner

16'10" x 12'2" (5.13 x 3.71 (5.12 x 3.70))

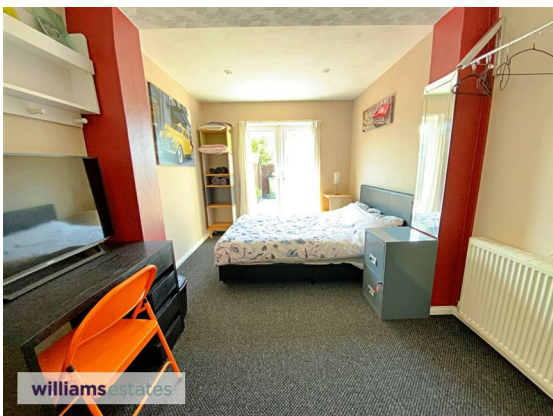
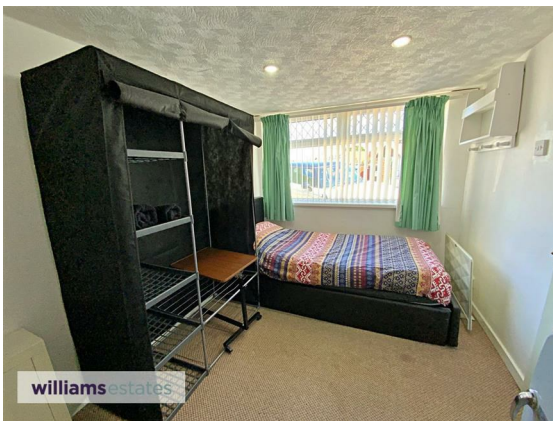
Fitted with wall, base and drawer units, worktop surfaces, tiled splash backs, single drainer sink, space for a slot in cooker, plumbing for a washing machine, space for a fridge freezer, heated towel rail, tiled flooring, double glazed windows and rear door which allows access to the enclosed garden.

Door giving access to the ground floor bedroom five or this could be a dining room.

Ground floor Bedroom 2 or Dining Room

16'11" x 8'11" (5.16 x 2.72)

This room is currently used as a bedroom but could be a dining room. Having a radiator and double glazed French doors to the rear garden.



First Floor Landing

With loft hatch and double glazed side window.

Bedroom 3

13'1" x 11'10" (3.99 x 3.61)

Having built in wardrobes, radiator, spotlights and double glazed front window.

Bedroom 4

13'1" x 11'4" (3.99 x 3.45)

This room has stripped floorboards, radiator, spot lights and double glazed rear window.

Bedroom 5

8'7" x 8'1" (2.62 x 2.46)

With radiator, built in wardrobes and double glazed front window.

Family Bathroom

8'1" x 8'0" (2.46 x 2.44 (2.47 x 2.45))

Comprising of a panelled bath with mixer shower attachment and shower screen, pedestal wash hand basin, toilet, modern radiator, vinyl flooring, extractor fan, spot lights and two double glazed side windows.

Outside

The front offers ample parking on the driveway allowing parking for a number of vehicles, double garage and the main garden area is laid with gravel for low maintenance. Side access to rear.

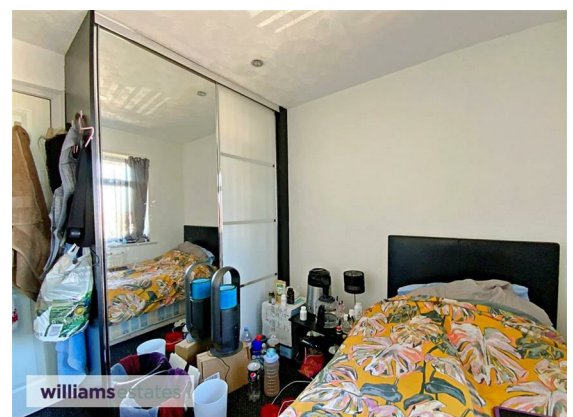
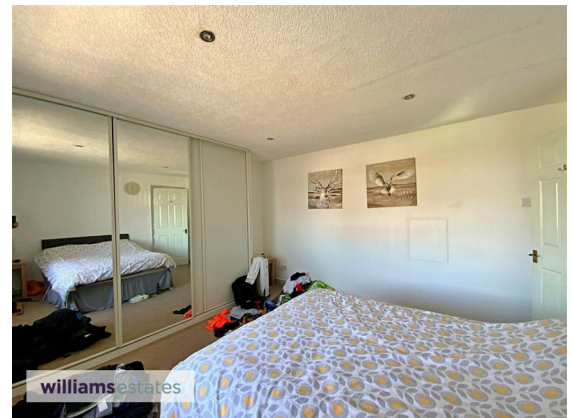
The sunny aspect and fully enclosed garden is paved and also benefits from having a timber storage shed plus additional side parking at the rear of the garage.

Double Garage

Having two single up and over doors plus additional up and over rear access door that allows easy access to park on the side of the house...

Directions

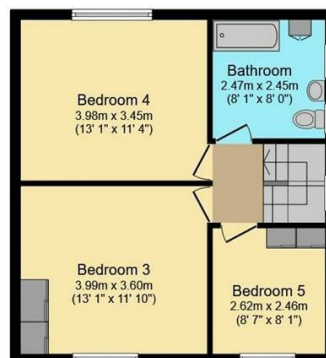
Proceed onto Vale Road and in turn leads onto Rhuddlan Road. Continue past the petrol station and turn right onto Pen Y Cefndy, this house can be located on your left.





Ground Floor

Floor area 93.7 sq.m. (1,009 sq.ft.) approx



First Floor

Floor area 46.6 sq.m. (502 sq.ft.) approx

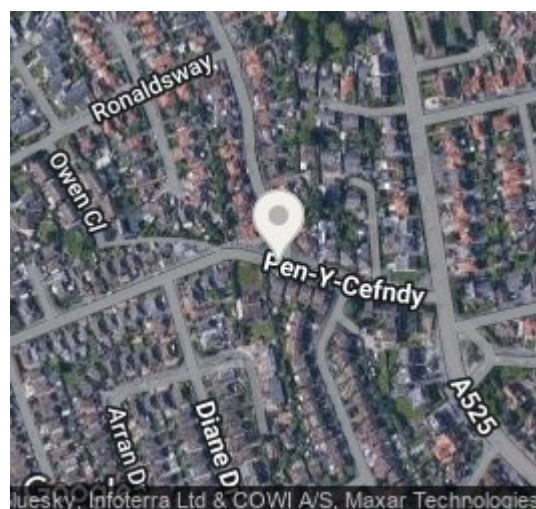
Total floor area 140.3 sq.m. (1,510 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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