



14 South Drive, Rhyl, LL18 4ST

Offers Over £180,000

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EPC - D67 Council Tax Band - C Tenure - Freehold

South Drive, Rhyl

2 Bedrooms - House - Semi-Detached

Having no onward chain, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in around 1945, the property exudes a sense of character while providing modern living essentials. Upon entering, you will find a welcoming reception hall with access to the the front lounge that serves as an ideal space for relaxation or entertaining guests. The house boasts a modern kitchen having open plan conservatory, two double bedrooms, providing ample space for a small family or those seeking a guest room or home office. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines. The property also features ample off road parking, a valuable asset in this desirable location. South Drive is known for its friendly community atmosphere and proximity to local amenities, making it an excellent choice for those looking to settle in a vibrant area. This semi-detached house is not just a home; it is a wonderful opportunity to embrace a lifestyle in Rhyl, where the beauty of the coast and the warmth of the community await. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. EPC is D67 . Freehold. Council tax C.



Accommodation

Double glazed front door giving access into the entrance hallway

Entrance Hallway

Having wood flooring, under stairs storage cupboard, modern vertical radiator, double glazed side window and stairs to the upper floor.

Lounge

13'1" x 10'1" (4.00 x 3.08)

This living room has a radiator, T.v connection, picture rail, double glazed bay window to the front and fire surround with living flame gas fire.

Kitchen

12'9" x 9'5" (3.90 x 2.89)

Fitted with wall, base and drawer units, glass wall display units, wine rack, worktop surfaces, built in oven, gas hob with extractor fan over, plumbing for a dishwasher that will remain, under counter fridge, stainless steel sink with mixer tap, double glazed rear window, underfloor heating, tiled flooring, radiator, inset spot lighting and plan access to the rear conservatory.

Conservatory

9'9" x 9'8" (2.98 x 2.95)

With under floor heating, double glazed windows, wall lights and double glazed French doors that provide access to the rear decked patio and private garden.

Bathroom

6'3" x 5'2" (1.92 x 1.60)

Comprising of a pedestal wash hand basin, toilet, L-shaped bath with shower over, clear glass shower screen, fully tiled walls, vinyl flooring, inset spot lighting, extractor fan, heated towel rail and feature glass block window.



First Floor Landing

Turned staircase leads up to the landing with ceiling pin point lighting, double glazed front window and door to a walk in utility/store room that benefits from having plumbing for the washing machine, lighting and wall mounted boiler.

Bedroom 1

13'8" x 10'0" (4.17 x 3.06)

This double bedroom has a radiator and double glazed bay window overlooking the front garden.

Bedroom 2

10'2" x 6'10" (3.11 x 2.09)

This double bedroom has a radiator and double glazed window overlooking the rear garden.

Outside

Driveway for off road parking with adjacent slate chippings for additional parking that could be perfect for a caravan or small boat. Side gates allowing access to the rear garden.

The South facing rear enclosed garden is fully enclosed with a good size lawn and just off the conservatory there is a decked patio, perfect for Al-Fresco dining.

Outside lighting & water tap.

Store Room

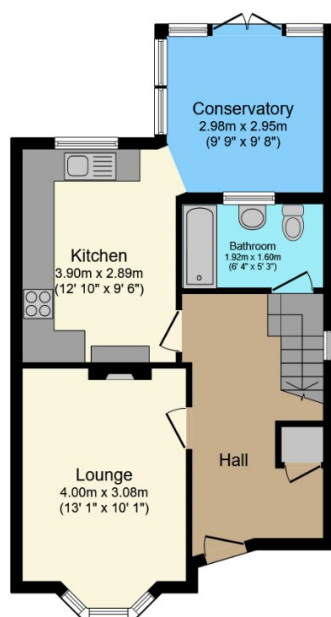
11'9" x 8'1" (3.60 x 2.47)

This handy store has main power, up & over entrance door, side window and additional side door.

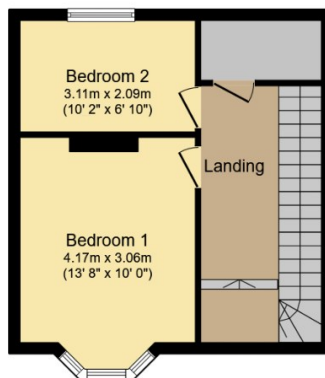
Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. At the roundabout, turn left onto Bryn Cwnin Road and first left onto South Drive. This traditional house can be located on your left hand side.

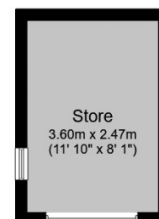




Ground Floor
Floor area 50.9 sq.m. (548 sq.ft.)



First Floor
Floor area 34.8 sq.m. (374 sq.ft.)



Outbuilding
Floor area 8.9 sq.m. (96 sq.ft.)

Total floor area: 94.5 sq.m. (1,017 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(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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